



174 Huddersfield Road, Barnsley, S75 1HA

**Auction Guide £150,000**

**\*\* FOR SALE VIA MODERN METHOD OF AUCTION\*\***

MERRYWEATHERS offer to the market this semi-detached house, ideal for first-time buyers, investors, or families, offering three bedrooms, two reception rooms, a garden, and parking, and is situated in a convenient location with excellent transport links, though it requires renovation to personalize and enhance its potential.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

## Lounge



With a rear facing upvc window and French doors, central heating radiator, decorative coving to the ceiling and the focal point of the room being the chimney breast with fire inset.

## Dining Room



With a front Facing UPVC window and central heating radiator.

## Conservatory



With UPVC glazing to include a side facing entrance door, central heating radiator and views over the rear garden.

## Kitchen



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units.

With space and plumbing for an automatic washing machine, With central heating radiator and useful storage area beneath the stairs.

## Bedroom One



With a rear facing UPVC window and central heating radiator.

## Bedroom Two



With a front facing UPVC window and central heating radiator.

## Bedroom Three



With a side facing UPVC window and central heating radiator.

## Bathroom



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

## External



To the front of the property is a laid to lawn garden with driveway providing off road parking.

To the rear of the property is slabbed garden with concrete panelled storage building.

## Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

Construction type: Brick built

Heating Type: Gas central heating

Water Supply: Mains water supply

Sewage: Mains drainage

Gas Type: Mains Gas

Electricity Supply: Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Building safety: N/A

Restrictions: N/A

Rights and easements: N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions: N/A

Accessibility features: N/A

Coal mining area: South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a convincing solicitor.

## Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

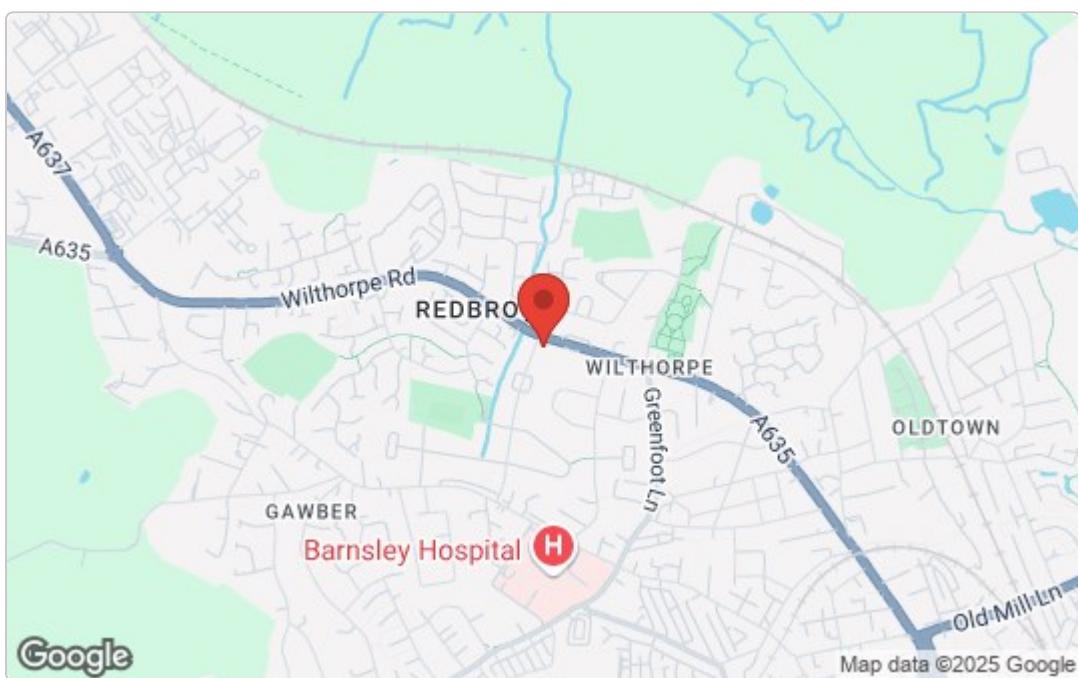
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

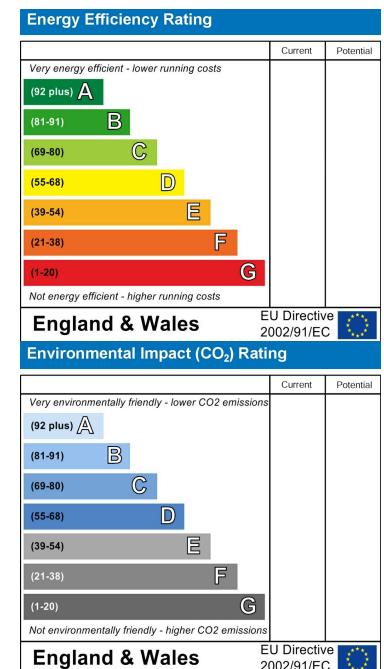
## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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