



79 Beech Road, Wath-Upon-Deane, Rotherham, S63 7AN

By Auction £65,000

**** Modern Method of Auction, Reservation Fees Applies ****

Situated within the heart of Wath Upon Dearne is this three double bedroom property, requiring modernisation. Set within easy reach of Wath town centre, Manvers lake and within catchment for highly regarded local schooling, an early viewing is essential.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the

Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

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 - On Road

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.

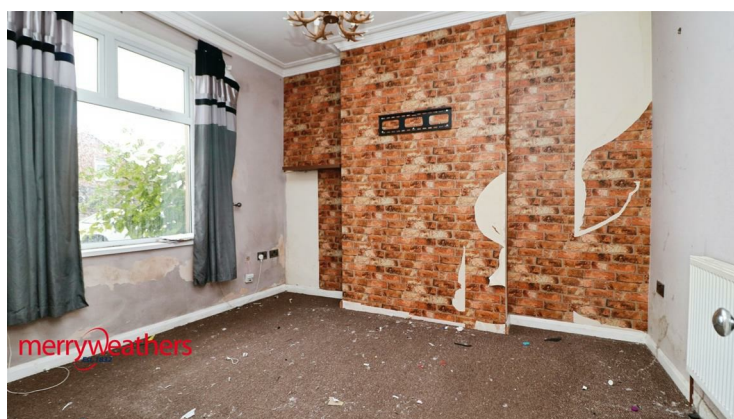
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge 12'2" x 10'9" (3.71 x 3.30m)



With a front facing upvc window and central heating radiator.

Dining Room 12'9" x 14'4" (3.89 x 4.37m)



With a rear facing upvc window and central heating radiator.

Kitchen



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

Bedroom 14'4" x 12'2" (4.37 x 3.73m)



With a front facing upvc window and central heating radiator.

Bedroom 9'7" x 11'5" (2.93 x 3.48m)



With a rear facing upvc window and central heating radiator

Bathroom

Hosting a three piece suite comprising of a paneled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Attic Bedroom 13'6" x 9'11" (4.14 x 3.04m)



Double bedroom with front facing upvc window and central heating radiator

Utility / Rear Porch

With rear entrance door entering the enclosed rear garden

External

Low maintenance paved garden, benefiting from gated access to the rear.

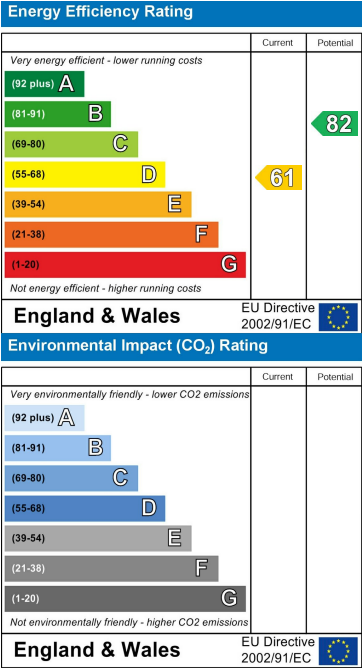
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

