



30 Edward Road, Carcroft, Doncaster, South Yorkshire, DN6 8BW

**Auction Guide £110,000**

MODERN METHOD OF AUCTION END DATE 10th September 2025 \*\*

Offered with vacant possession and no onward chain is this traditional three bedroom semi detached property. Ideally placed for the commuter, the A1 motorway network within easy reach, the property is also well placed for the amenities within Carcroft. The property would provide an ideal purchase for the first time buyer with impressive family gardens and converted attic space with velux window.



## 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.

## 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 conveyancing solicitor.

## Auctioneer 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.

## Entrance Hall

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

## Lounge 12'9" x 13'10" (3.91m x 4.22m)



Rear facing lounge having uPVC double glazed patio doors leading to the rear elevation, Laminate effect flooring, wall mounted flame effect gas fire and double radiator.

## Dining Room 10'10" x 10'5" (3.32 x 3.18)



Front facing lounge having uPVC double glazed window, laminate effect flooring, Double radiator, TV aerial point and telephone point

## Kitchen



Having a range of white base and high level wall units with roll top work surfaces incorporating a single bowl sink unit with chrome effect taps, space for washing machine, under counter refrigerator, free standing gas cooker, Upvc double glazed window, single radiator and laminate effect flooring.

## Cloakroom

Having a single glazed window and low flush coloured wc

## First Floor

### Landing

Having a uPVC double glazed window, 3 storage cupboards housing the water cylinder, single radiator and access to the roof space via drop down ladder

## Bedroom 1 11'3" x 12'0" (3.45m x 3.66m)



A rear facing double bedroom having a range of pine effect fitted wardrobes, uPVC double glazed window, Double radiator and a tv aerial point

## Bedroom 2 10'7" x 10'9" (3.25m x 3.30m)



Rear facing double bedroom, having uPVC double glazed window, double radiator.

## Bedroom 3 6'7" x 10'7" (2.01m x 3.25m)



A front facing single bedroom, having uPVC double glazed window and Single radiator

## Bathroom



Having a three piece white suite comprising of low flush wc, pedestal wash hand basin, bath with chrome effect shower over with shower curtain. Part tiling to the walls, single radiator, uPVC double glazed window, wooden flooring.

## Converted Attic



Fully boarded and can be used as an occasional room  
with velux window



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

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
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Energy Efficiency Graph

