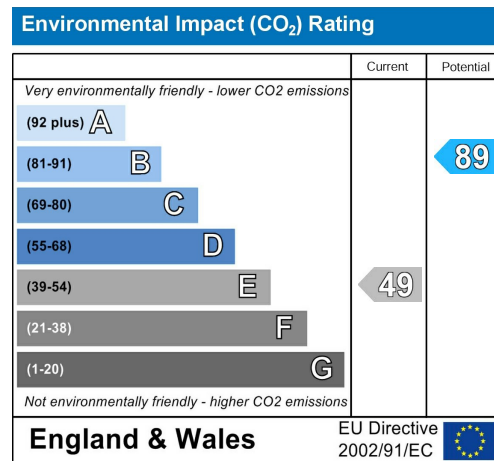
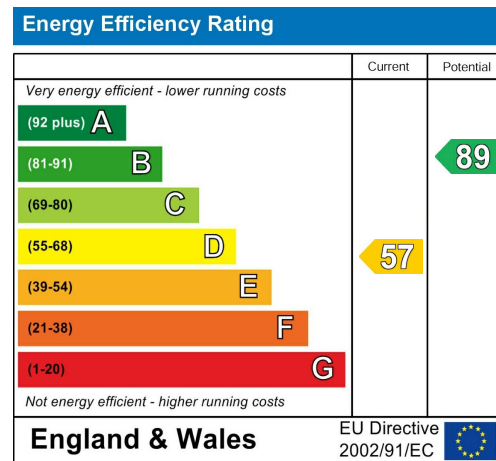
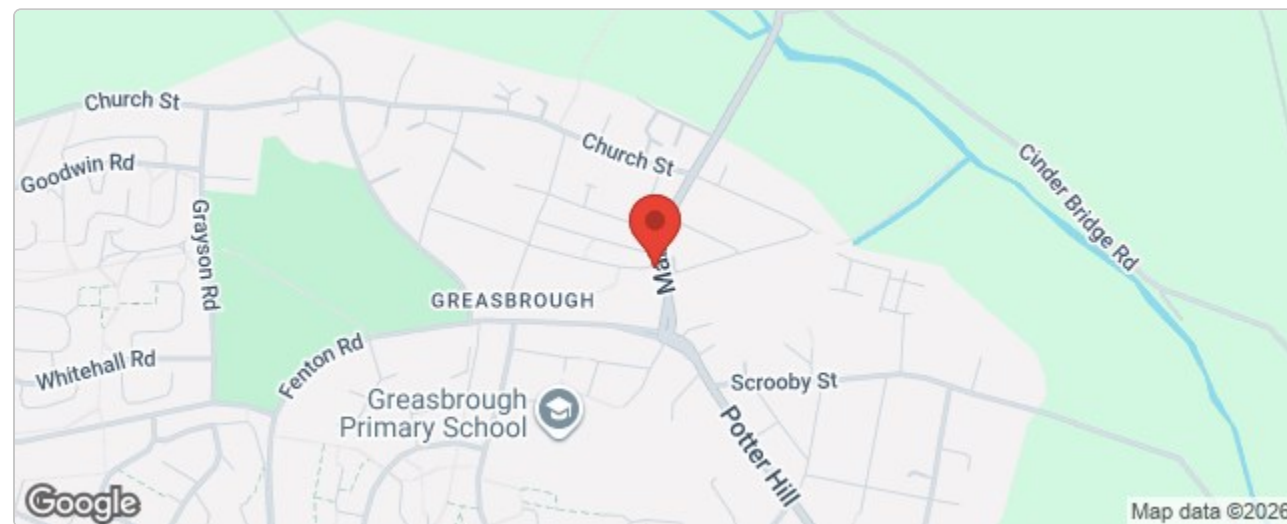


## Energy Efficiency Graph



## 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.



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# Key Points

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

\*\*\* Merryweathers are delighted to offer for sale this beautiful two bedroom cottage, full of character located within this sought after village location. This two bedroom end stone cottage benefits from gas fired central heating and double glazing. This property holds a unique section of land ideal for car parking

- FOR SALE BY MODERN METHOD OF AUCTION
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING FROM COMBI BOILER
- 'L' SHAPED LIVING/SITTING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- LARGE BATHROOM
- POPULAR VILLAGE LOCATION

# About This Property

## LIVING ROOM 19'4" x 11'10" (5.91 x 3.63)

With uPVC window overlooking the green with radiator beneath. Raised decorative fireplace and exposed ceiling beam. Two stairs rise to the communicating open plan sitting area.

## SITTING AREA 10'9" x 6'3" (3.28 x 1.92)

With uPVC picture window and uPVC entrance door opening onto Main Street. Small under stairs storage cupboard and stairs to the first floor.

## KITCHEN 11'7" x 8'5" (3.54 x 2.58)

Recently renovated with grey fitted base and wall units and contrasting work surfaces. Inset resin sink beneath the uPVC window with uPVC entrance door to one side. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and cupboard housing the 'Ideal' gas combination boiler.

## FIRST FLOOR LANDING

Providing access to:-

## BEDROOM ONE 11'11" x 11'7" (3.65 x 3.55)

Is a double bedroom with radiator, uPVC window and exposed beam.

## BEDROOM TWO 16'8" x 6'5" (5.1 x 1.97)

Is a single bedroom with uPVC window, radiator and exposed beam.

## BATHROOM 8'8" x 8'5" (2.66 x 2.57)

Comprising of a panelled bath with shower, pedestal wash hand basin and W.C. Radiator, uPVC opaque window and exposed ceiling beam.

## OUTSIDE

There is an allocated parking space available

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Cottage

Construction type Stone 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 Street

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>

## Auctioneers Comments

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

