



31 Hill Side, Whiston, Rotherham, S60 4HL

**Auction Guide £160,000**

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION - WITH NO FORWARD CHAIN and sold by the modern method of auction. For sale is this three-bedroom semi-detached house, positioned in an elevated setting within the heart of Whiston village, Rotherham. The property offers a Lounge, a kitchen with natural light, three bedrooms and a bathroom, together with split-level lawned gardens to the rear and off-road parking to the front. It is described as move-in ready and is well suited to first-time buyers and families.

### Entrance

Having a double glazed door.

### Kitchen 15'5" x 9'0" (4.71 x 2.75)



Having two double glazed windows, a range of wall and base units incorporating a sink unit, hob, oven and hood. Space for washing machine and tiled flooring.

### Lounge 15'7" x 12'7" (4.75 x 3.85)



Having a double glazed bay window, a radiator and laminate flooring.

### First Floor Landing

Having a double glazed window and a radiator.

### Bedroom One 12'5" x 9'1" (3.81 x 2.77)



Having a double glazed window and a radiator.

### Bedroom Two 12'5" x 8'9" (3.81 x 2.69)



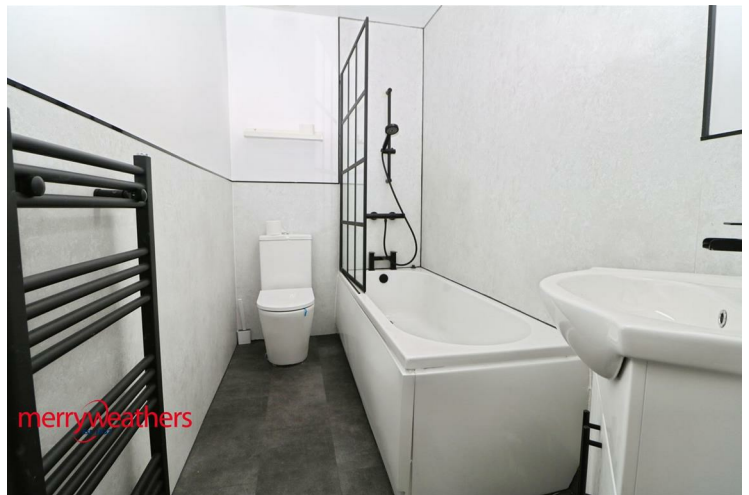
Having a double glazed window and a radiator.

### Bedroom Three 7'10" x 6'0" (2.40 x 1.83)



Having a double glazed window and a radiator.

### Bathroom 8'6" x 4'11" (2.60 x 1.51)



Having a suite in white with a panelled bath with shower attachment, hand wash basin, low flush w.c and a heated towel rail.

## Outside



To the front of the property there is off road parking, while to the rear of the property is a tiered garden.

### Material Information

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

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 Off Road Parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Please check

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

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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.

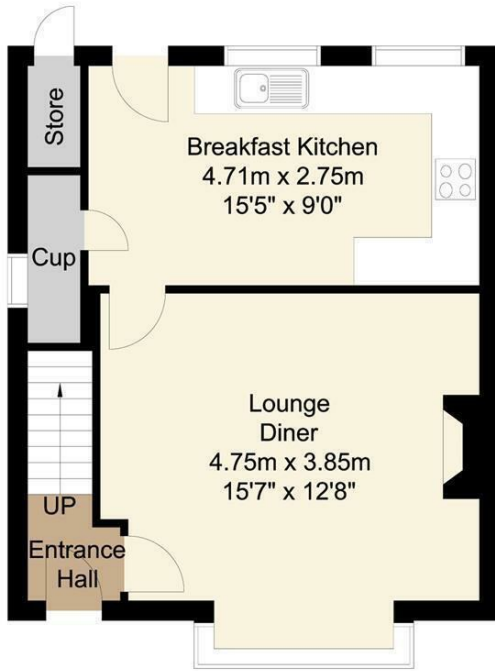
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

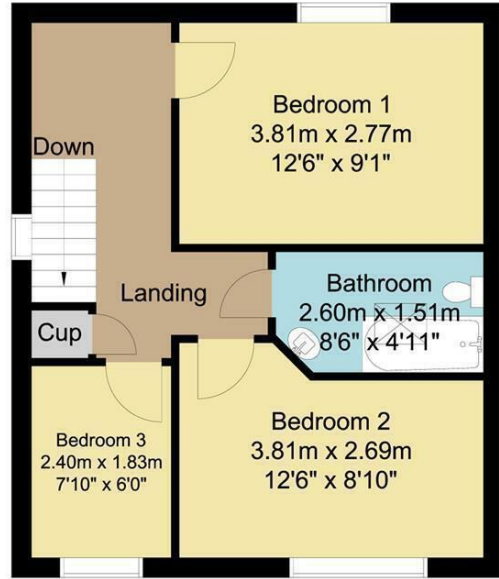
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where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

# Floor Plan

**Ground Floor**  
39 sq m/419.79 sq ft  
Approx.



**First Floor**  
38 sq m/409.02 sq ft  
Approx.

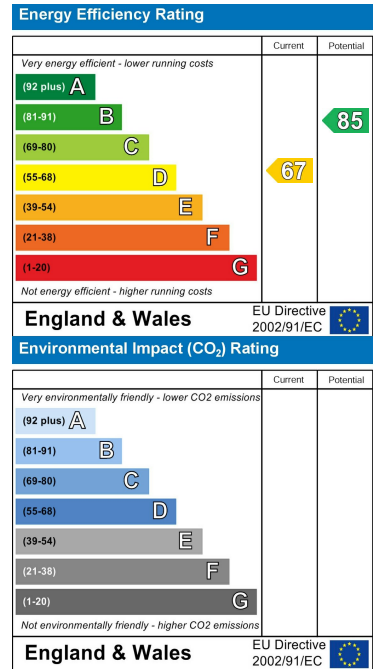


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.  
CP Property Services @2025

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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