

47 Bennett Street, Rotherham
Starting Bid: £60,000.00



THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON THE 9th of AUGUST at the Cedar Court Hotel in WAKEFIELD, WF4 3QZ. REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM

Offered to the market with No Chain is this three bedroom semi property within a popular location of Rotherham. Benefiting from great views to the rear. Viewing is essential to appreciate the accommodation throughout.

Auctioneer's 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.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £220.00 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.

Disclaimer

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.

Rooms

Lounge 13' 2" x 11' 9" (4.02m x 3.58m)

Front double glazed entrance door and window, carpet to flooring and central heating radiator.

Inner Lobby

Carpet to stairs on first floor landing.

Dining Kitchen 12' 9" x 13' 9" (3.88m x 4.19m)

Rear facing kitchen offering stunning views, upvc double glazed door giving access to rear paved area. Space for white goods, integral cooker and hob with extractor over, central heating radiator and space for dining furniture.

First Floor Landing

Bedroom 1 11' 9" x 12' 4" (3.58m x 3.76m)

Front facing double bedroom, upvc double glazed window, radiator and carpet to flooring.

Bedroom 2 10' 8" x 7' 2" (3.25m x 2.17m)

Rear facing bedroom with carpet to flooring and radiator. Upvc double glazed window.

Bedroom 3 6' 11" x 13' 2" (2.11m x 4.01m)

Rear facing double glazed window, carpet to flooring and central heating radiator.

Bathroom

Briefly consist: panel bath with shower over, hand wash basin and low flush W.C. Tiled to walls and towel radiator. Rear obscure double glazed window.

Exterior & Gardens

Benefiting from off road parking to the front of the property, with paved area to entrance. Shared gated genal to the side giving access to rear garden over two levels, with laid to lawn area and patio area for garden furniture.

