



## Straight Lane, , Goldthorpe, S63 9DN

- TWO BEDROOM TERRACED PROPERTY
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- TENANT IN SITU - PERIODIC TENANCY - RENT £500PCM
- COUNCIL TAX BAND: A
- ON STREET PARKING
- GOOD DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING: C

**By Auction £65,000**

# Straight Lane, , Goldthorpe, S63 9DN



Being Sold by Online Auction

Starting Bids from: £65,000

TENANT IN SITU - PERIODIC TENANCY - RENT £500PCM

Buy it now option available

Please call or visit Goto Online Auctions for more information.

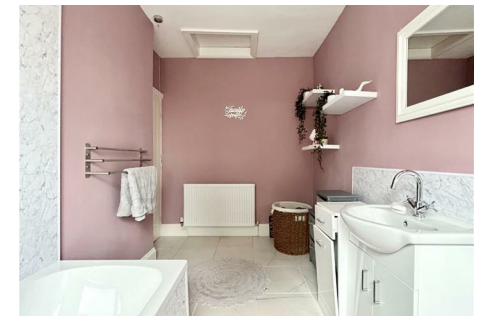


This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.



Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact Hunters estate agents.



# Straight Lane, , Goldthorpe, S63 9DN



**LOUNGE**  
13'10" x 12'08"

**KITCHEN/DINING ROOM**  
13'06" x 11'11"

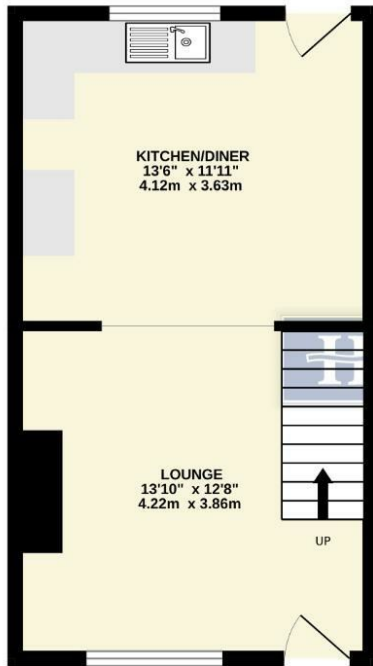
**LANDING**  
6'02" x 2'08"

**BEDROOM ONE**  
10'06" x 12'11"

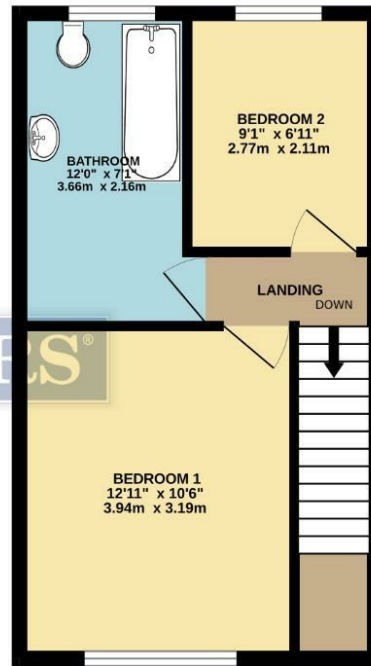
**BEDROOM TWO**  
6'11" x 9'01"

**BATHROOM**  
12'00" x 7'01" narrowing to 6'05"

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

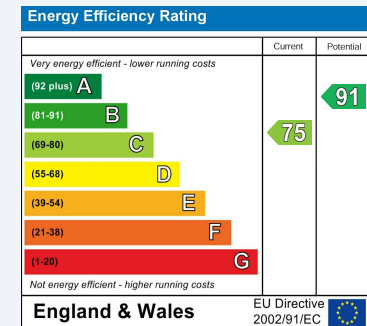
Please contact [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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