



West Street, Thurcroft ROTHERHAM S66 9LJ

welcome to

West Street, Thurcroft ROTHERHAM

INVESTOR/LANDLORDS OR FIRST TIME BUYERS....HERE'S ONE FOR YOU....Four bedroom end terraced house with parking to the front realistically priced to reflect some need of upgrading. Excellent starter home or rental property.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge/Dining Room

11' x 22' into recess (3.35m x 6.71m into recess)
Generous room with two front facing double glazed windows and front entrance door, Feature fireplace and two central heating radiators.

Kitchen

8' x 7' 1" (2.44m x 2.16m)
Comprising of base and wall units, one and a half stainless steel sink and drainer. Electric hob and oven with extractor canopy. Central heating radiator.

Downstairs Bathroom

Having bath with shower attachments to taps, pedestal hand wash basin, low lush WC, partial tiling to the walls and central heating radiator.

Bedroom One

12' 2" x 12' into recess (3.71m x 3.66m into recess)
Having front facing double glazed window, central heating radiator.

Bedroom Two

12' x 9' 1" into recess (3.66m x 2.77m into recess)
With front facing double glazed window, central heating radiator.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)
Having rear facing double glazed window and central heating radiator.

Bedroom Four

8' 10" x 8' (2.69m x 2.44m)
Rear facing room with double glazed window and radiator.

Exterior

The front of the property has a lawned garden and parking to the driveway.



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West Street, Thurcroft ROTHERHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM END TERRACED HOUSE WITH PARKING
- IDEAL PURCHASE FOR THE INVESTOR OR FIRST TIME BUYER

Tenure: Freehold EPC Rating: C

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT107052](https://www.williamhbrown.co.uk/Property/DGT107052)



Property Ref:
DGT107052 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)