



**Arundel Street, Treeton Rotherham S60 5PW**

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**Arundel Street, Treeton Rotherham**

NEST OR INVEST - Offered to market is this three bedroom mid terraced property boasting spacious accommodation throughout...Well placed to local amenities, Rotherham Town Centre & transport links. Comprising of Lounge, Kitchen, Three bedrooms & a Bathroom... CALL TO VIEW!!!



## 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

12' 6" into chimney breast recess x 12' 1" to maximum point ( 3.81m into chimney breast recess x 3.68m to maximum point )  
Having a front facing double glazed window and door, a radiator and the boiler.

## Kitchen

12' 6" to maximum point x 11' 10" to maximum point ( 3.81m to maximum point x 3.61m to maximum point )  
Fitted with wall and base units housing the

integrated hob, oven and extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window and door, a radiator and a storage cupboard.

## Bedroom One

12' 6" into chimney breast recess x 12' 2" to maximum point ( 3.81m into chimney breast recess x 3.71m to maximum point )  
Having a front facing double glazed window, a radiator and a storage cupboard.

## Bedroom Two

10' 1" to maximum point x 9' 6" to maximum point ( 3.07m to maximum point x 2.90m to maximum point )  
Situated on the second floor at a sloped head height having a rear facing double glazed skylight, a radiator and storage cupboards to either side of the room.

## Bedroom Three

7' 1" into storage x 9' 5" into storage ( 2.16m into storage x 2.87m into storage )  
Having a rear facing double glazed window, a radiator and a storage cupboard.

## Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window and a heated towel rail.

## Outside

To the rear is an enclosed concrete patio area.



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## Arundel Street, Treeton Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom mid terraced property
- Ideal for the FTB/Investors

Tenure: Freehold EPC Rating: E

guide price

**£60,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114933 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



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