



The Fold, Rotherham S65 3QH

welcome to

The Fold, Rotherham

STARTING BID £160,000 - STEP INTO COSY LIVING - This beautiful two bedroom stone built cottage offering rustic charm makes the ideal purchase for any buyer. Boasting light filled rooms throughout with private gardens & surrounded by peaceful viewings...DON'T MISS OUT!!!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Hall

Having a front facing double glazed door.

Lounge

16' 2" x 10' into chimney breast recess (4.93m x 3.05m into chimney breast recess)

Having a front facing double glazed bay window, two side facing double glazed windows, two radiators and a feature stone built fireplace.

Kitchen / Diner

16' 3" x 10' 1" (4.95m x 3.07m)

Fitted with wall and base units housing the integrated hob & oven with plumbing for a washing

machine. Having a front facing double glazed bay window, a radiator, a door to the rear and access to the cellar.

Landing

Having a rear facing double glazed window and a radiator.

Bedroom One

16' 9" x 10' 8" into chimney breast recess (5.11m x 3.25m into chimney breast recess)

Having a front facing double glazed bay window, two side facing double glazed bay windows, two radiators & built in storage.

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Having a front facing double glazed bay window and a radiator.

Shower Room

Fitted with a walk in shower cubicle, a hand wash basin and a WC. Having a rear facing obscured window, a radiator and built in storage.

Outside

To the front & side of the property is an enclosed lawned garden.

To the rear is a small patio area.

Also benefiting from a drive & a garage providing off road parking.



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The Fold, Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom stone built cottage
- Beautiful accommodation throughout

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF115954 - 0002

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