



Newlyn Park Lane, Thrybergh Rotherham S65 4BN

welcome to

Newlyn Park Lane, Thrybergh Rotherham

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA *** 18TH NOV 2025 ***9.30 am STARTCONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £145,000*



Entrance Hall

The entrance hall has a side facing double glazed door and radiator.

Downstairs Wc.

The cloakroom has a WC, wash hand basin and a side facing double glazed window.

Lounge

17' 9" into bay x 10' 6" max (5.41m into bay x 3.20m max)
The front facing lounge has a large double glazed bay window and a radiator.

Dining Room

11' 9" Max x 12' 4" into chimney breast (3.58m Max x 3.76m into chimney breast)
The dining room has a front facing double glazed window and a radiator.

Kitchen

8' Max x 11' 5" Max (2.44m Max x 3.48m Max)
The kitchen has a rear facing double glazed window, wall and base units. With space for two utilities including plumbing, with a sink and drainer.

Landing

Having a rear facing double glazed window and access to the 2nd floor.

Bedroom One

10' 9" Max x 10' 6" Max (3.28m Max x 3.20m Max)
Bedroom one consists of a front facing double glazed window and a radiator.

Bedroom Three

12' 4" into recess x 8' 9" into recess (3.76m into recess x 2.67m into recess)
This room has a rear facing double glazed window and a radiator.

Bedroom Four

6' 8" Max x 7' 9" Max (2.03m Max x 2.36m Max)
This room has a side facing double glazed window and radiator.

Bathroom

The family bathroom has a shower over bath, a rear facing double glazed window, WC and wash hand basin, and radiator.

Bedroom Two (top Floor)

15' 7" into recess x 9' 2" Max (4.75m into recess x 2.79m Max)
The second largest bedroom occupies the top floor of the property, with irregular head height.
This room has a rear facing double glazed sky light, a radiator and also has an en-suite.

Ensuite To Bedroom Two

The en-suite has a WC and wash hand basin.

Outside

To the front of the property is a lawn, offering potential to create off road parking, subject to correct permissions.

To the rear of the property is access to a driveway for two cars, a fantastic size lawn area, patio and shed.

Agents Note

Important Notice:

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT**

LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU**

Agents Note

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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welcome to

Newlyn Park Lane, Thrybergh Rotherham

- HUGE PLOT
- CHARACTER FEATURES
- OFF ROAD PARKING
- NO CHAIN
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF109073 - 0004

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