



The Motte, Kimberworth Rotherham S61 1PW

welcome to

The Motte, Kimberworth Rotherham

STARTING BID £130,000 - STOP..CLICK..VIEW - Offered to market is this beautiful two bedroom dorma bungalow situated in a highly sought after area. Boasting good sized accommodation throughout & being well placed to local amenities & transport links...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, a radiator, spotlights & stairs to the first floor bedroom.

Shower Room

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed obscured window, a heated towel rail & spotlights to the ceiling.

Lounge

16' 8" plus bay window x 10' 2" (5.08m plus bay window x 3.10m)

Having a front facing double glazed bay window, a

radiator & an electric fire.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. There is also space for a washing machine. Having a rear facing double glazed window & door, a radiator & built in storage cupboard housing the boiler.

Bedroom One

16' 6" x 11' 7" (5.03m x 3.53m)

Situated on the first floor having a rear facing double glazed window, a spotlights & storage to the eaves.

Bedroom Two

13' 3" into door recess x 9' 5" (4.04m into door recess x 2.87m)

Situated on the ground floor having a rear facing double glazed window, a radiator & fitted wardrobes.

Outside

To the front of the property is a good sized graveled area & a pathway with steps leading tot he front door.

To the rear is a small artificial lawned garden with a patio, & a shed. All enclosed with fencing & a gate.



view this property online williamhbrown.co.uk/Property/RTF116550



welcome to

The Motte, Kimberworth Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom dormer bungalow
- Beautifully presented

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

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116550



Property Ref:
RTF116550 - 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



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



williamhbrown.co.uk