



Whitehill Lane, Catcliffe Rotherham S60 5SL

welcome to

Whitehill Lane, Catcliffe Rotherham

STARTING BID: £165,000 - CASH BUYERS ONLY - This FOUR bedroom DETACHED property is offered to market, perfect for the growing family. Boasting spacious accommodation throughout, extra living space with kitchen & shower room & OFF ROAD PARKING. CALL NOW 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 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, built in storage cupboard and a central heating radiator.

Downstairs W.C.

Fitted with a wash hand basin and a W.C.

Lounge

21' 5" x 12' 6" (6.53m x 3.81m)

Having a front facing double glazed window, rear facing double glazed French doors, a central heating radiator and an electric fire.

Dining Room

13' 8" to maximum point x 12' 9" to maximum point (4.17m to maximum point x 3.89m to maximum point)
Having a front facing double glazed window and a central heating radiator.

Reception Room Three

Being an irregular shaped room having side facing double glazed sliding doors and two central heating radiators. Off from here is a separate Kitchen area & separate shower room fitted with a shower, a wash hand basin and a W.C.

Kitchen

8' 1" x 16' 2" to wall units (2.46m x 4.93m to wall units)
Fitted with wall and base units and worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer and a washing machine.
Having a rear facing double glazed window, a central heating radiator and under stairs storage cupboard.

Conservatory

Having rear facing double glazed windows & French doors with a central heating radiator.

Landing

Providing access to the attic.

Bedroom One

13' 9" x 12' 10" (4.19m x 3.91m)

Having a front facing double glazed window, a central heating radiator and built in wardrobes/storage providing hanging and storage space. Also fitted with a shower cubicle.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)

Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

10' 9" to maximum point x 8' 3" to maximum point (3.28m to maximum point x 2.51m to maximum point)
Having a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Four

8' plus recess x 12' 7" (2.44m plus recess x 3.84m)

Having a front facing double glazed window, a central heating radiator and built in wardrobes.

Bathroom

Fitted with a bath, a wash hand basin and a W.C.
Having a rear facing double glazed window and a central heating radiator.

Outside

To the front is a patio and a parking area.

To the rear is a patio.



view this property online williamhbrown.co.uk/Property/RTF113630



welcome to

Whitehill Lane, Catcliffe Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom detached property
- Spacious family accommodation throughout

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

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF113630



Property Ref:
RTF113630 - 0016

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