



5 Brampton Road, Wath-Upon-Deerne, Rotherham, S63 6AN

**Auction Guide £200,000**

Located within this popular location giving access to local amenities, public transport and commuter links is this fantastic opportunity to acquire this deceptively spacious link detached property. Currently comprising of a four bedroom flat with generous sized private garden and business premises.

### **Entrance Hallway**

Accessed through double glazed door.

### **Downstairs Bedroom**

Having a double glazed window, radiator and fitted wardrobes.

### **Stairs to First Floor**

### **Lounge/ Dining Room**

Having double glazed windows and a radiator.

### **Kitchen**

Kitchen with a range of fitted wall and base units in high gloss cream, There is an extractor hood, oven, hob, plumbing for washing machine and dishwasher, space for fridge freezer and tiled splash backs.

### **Bedroom One**

Double glazed window and a radiator.

### **Bedroom Two**

Double glazed window and a radiator.

### **Bedroom Three**

Double glazed window and a radiator.

### **Bedroom Four**

Double glazed window and a radiator.

### **Bathroom**

Family bathroom having a two piece suite comprising of wash hand basin, bath with shower over and tiling to the walls.

### **Outside**

Outside there is an enclosed garden with patio areas, borders and artificial grass. The business premises previously used as a funeral directors comprise of entrance hall, store room, w.c, reception room, kitchen, and three chapel of rests.

### **Material Information**

Council Tax Band A

Tenure Freehold

Property Type Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type car parking on site

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to

gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

### **Auctioneers Notes**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

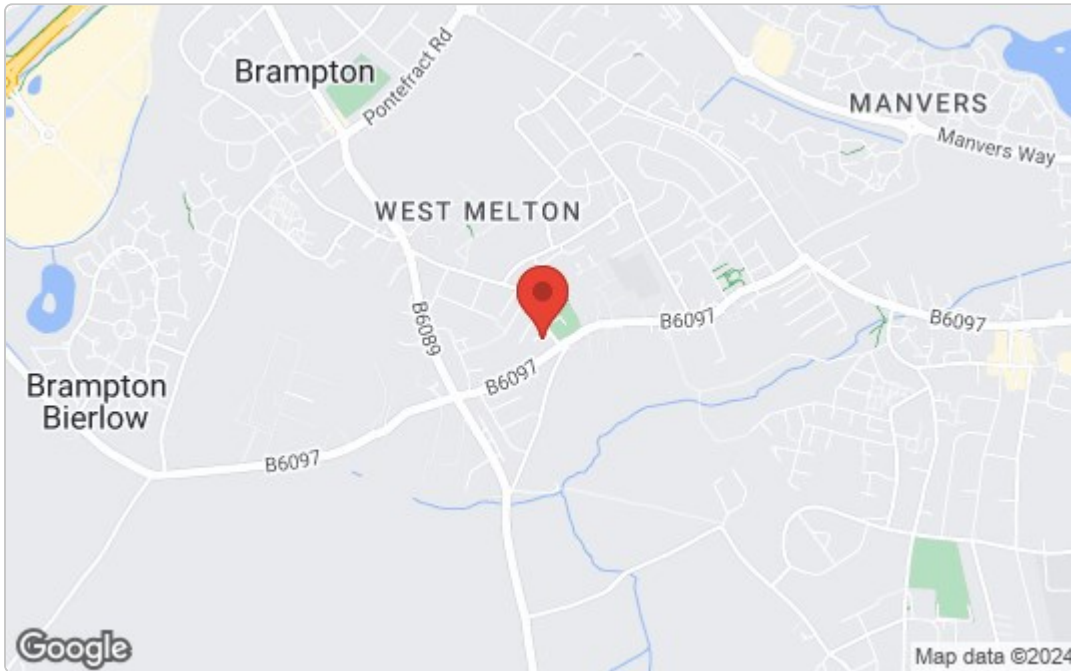
### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

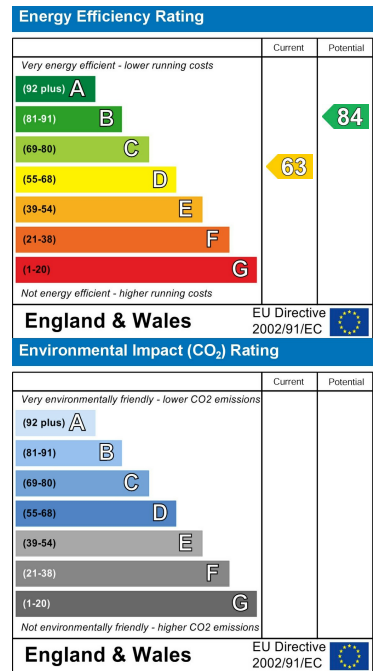
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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