



9 Kirby Street, Mexborough, South Yorkshire, S64 9PQ

Auction Starting Bid £65,000

**** MODERN METHOD OF AUCTION ****

Situated within easy reach of the town centre and available with the option of a sitting tenant is this modern two bedroom town house. Externally there is a block paved drive/parking space and is situated within this cul de sac location.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

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 - Driveway

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 conveyancing solicitor.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the

property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Entrance Hallway

Front entrance door leading into the hallway with stairs to the first floor, central heating radiator and door to the Lounge.

Lounge 18'9" x 13'8" (5.72m x 4.17m)



Front facing reception room with double glazed window, central heating radiator, coving to the ceiling and open plan aspect to the fitted kitchen.

Kitchen



Fitted with a matching range of wall and base units with soft close action, roll edge worktop and matching breakfast bar. Inset single drainer sink unit with mixer tap, 4 ring gas hob and electric oven. Central heating radiator and door to the utility/wc.

Utility/Cloaks Room



This spacious Utility Wc features a matching 2 piece suite comprising a low level wc and wash hand basin. Base unit with worktop, plumbing for washing machine and central heating radiator.

Landing

Giving access to all rooms, boiler cupboard and airing cupboard.

Bedroom One 12'4" x 9'6" (3.78m x 2.92m)



Double bedroom overlooking the front aspect with double glazed window and central heating radiator.

Bedroom Two 9'3" x 7'4" (2.82m x 2.24m)



Second bedroom overlooking the front aspect with double glazed window and central heating radiator.

Bathroom



Fitted with a matching three piece suite comprising a low level wc, pedestal wash hand basin and panelled bath. Tiled splash backs, extractor fan and central heating radiator.

External

To the front of the property there is a block paved driveway allowing for off road parking.

Floor Plan

Area Map



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

Energy Efficiency Graph

