



11 Barkers Croft, Rotherham, S61 4LH

**Auction Guide £130,000**

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION START BID £130,000\*\*\* This three bedroom semi detached property situated in Kimberworth would be an ideal family home, offered with NO FORWARD CHAIN. With the benefit of off road parking and having both gardens to front and rear. Close to local facilities and local transport routes.

### **Entrance Hall**

Having a double glazed door.

### **Downstairs W.C**

Having a low flush w.c and a hand wash basin.

### **Lounge 12'11" x 11'3" (3.94 x 3.43)**

Having a window, a radiator and a decorative fireplace.

### **Dining Room 11'5" x 8'7" (3.48 x 2.62)**

Having double glazed french doors leading into the garden area.

### **Kitchen 11'6" x 8'5" (3.51 x 2.59)**

Having a range of wall and base units with a sink unit, hob and oven, space for washing machine, with a door leading into the porch and outside access.

### **Utility Porch**

Having a double glazed window and a wall mounted boiler.

### **First Floor Landing**

### **Bedroom One 13'10" x 9'3" (4.24 x 2.84)**

Having a double glazed window and a radiator.

### **Bedroom Two 10'9" x 10'0" (3.30 x 3.07)**

Having a double glazed window and a radiator.

### **Bedroom Three 9'3" x 8'0" (2.82 x 2.44)**

Having a double glazed window and a radiator.

### **Bathroom**

Having a bathroom suite with shower, hand wash basin and low flush w.c, with a double glazed window and a radiator.

### **Outside**

To the front of the property is a driveway, with a lawned garden area. To the rear of the property is a low maintenance garden.

### **Material Information**

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

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 convincing solicitor.

### **AUCTIONEERS COMMENTS**

Auctioneer Comments

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.

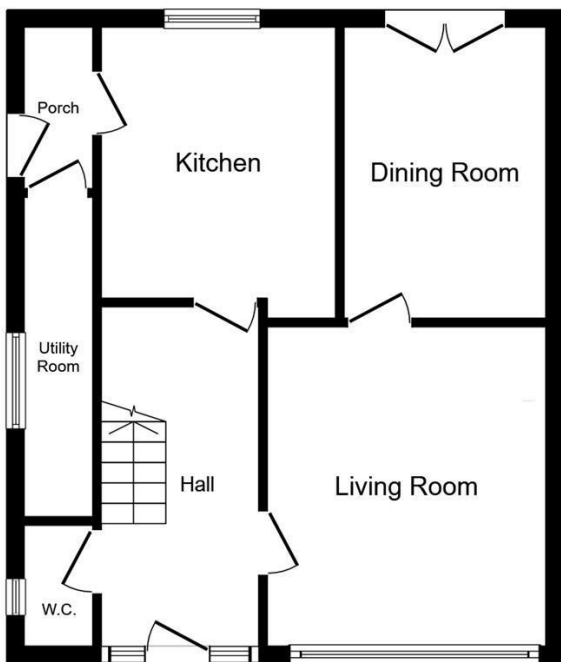
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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

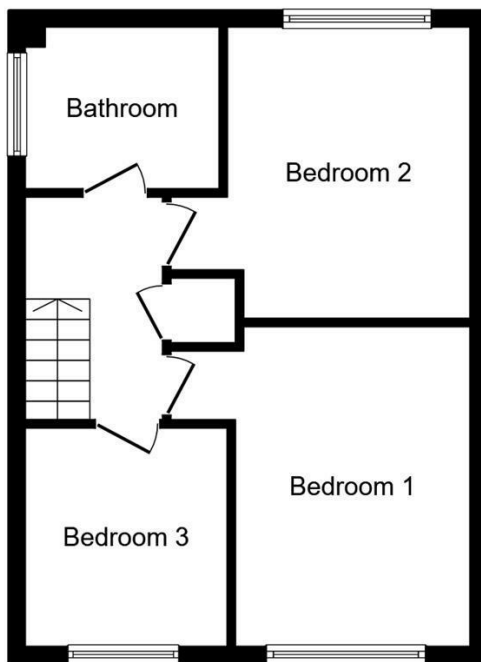
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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



### Ground Floor

Floor area 49.4 m<sup>2</sup> (532 sq.ft.)



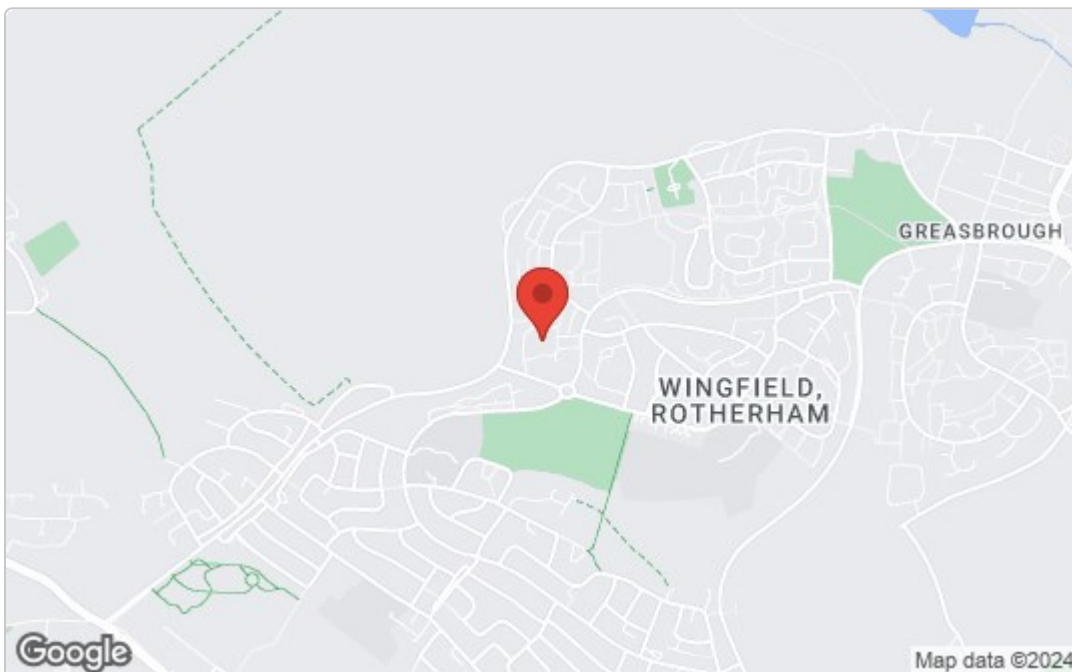
### First Floor

Floor area 42.1 m<sup>2</sup> (453 sq.ft.)

TOTAL: 91.6 m<sup>2</sup> (986 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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