



26 Regent Crescent, Barnsley, Yorkshire, S71 3TS

Auction Guide £110,000

**** FOR SALE VIA MODERN METHOD AUCTION**** Offered with vacant possession. This freehold, two double bedroom terrace house is offered to the market with great access for both Wakefield and Barnsley town centres. Perfect for the first time buyer with the opportunity to really put your stamp on it.

The property briefly comprises of lounge, kitchen/dining room to the lower floors. There is then a landing leading to two double bedrooms and the bathroom. Outside, you have off road parking to the front for two vehicles and to the rear you have a garden with patio area and lawn.

Call today to arrange your viewing on 01226 730850

Lounge 12'5" x 12'5" (3.80 x 3.79)



With a front facing upvc window, decorative coving to the ceiling and central heating radiator with the focal point of the room being a multi fuel burner.

Extended Kitchen 15'4" x 16'10" (4.68 x 5.15)



Set to rear of the property with UPVC double glazed doors to garden. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful under stairs storage space.

Bedroom One 9'8" x 12'6" (2.97 x 3.82)



With a front facing upvc window, central heating radiator and built in storage cupboard.

Bedroom Two 8'5" x 10'4" (2.58 x 3.16)



With a rear facing upvc window and central heating radiator.

Bathroom 9'7" x 5'6" (2.93 x 1.70)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is off road parking for two vehicles.

Rear Elevation



To the rear of the property is a good sized garden with patio area and lawn.

Material Information

The property is under Barnsley Council
Council Tax Band A
The Property Is Freehold
Vacant possession - no chain

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

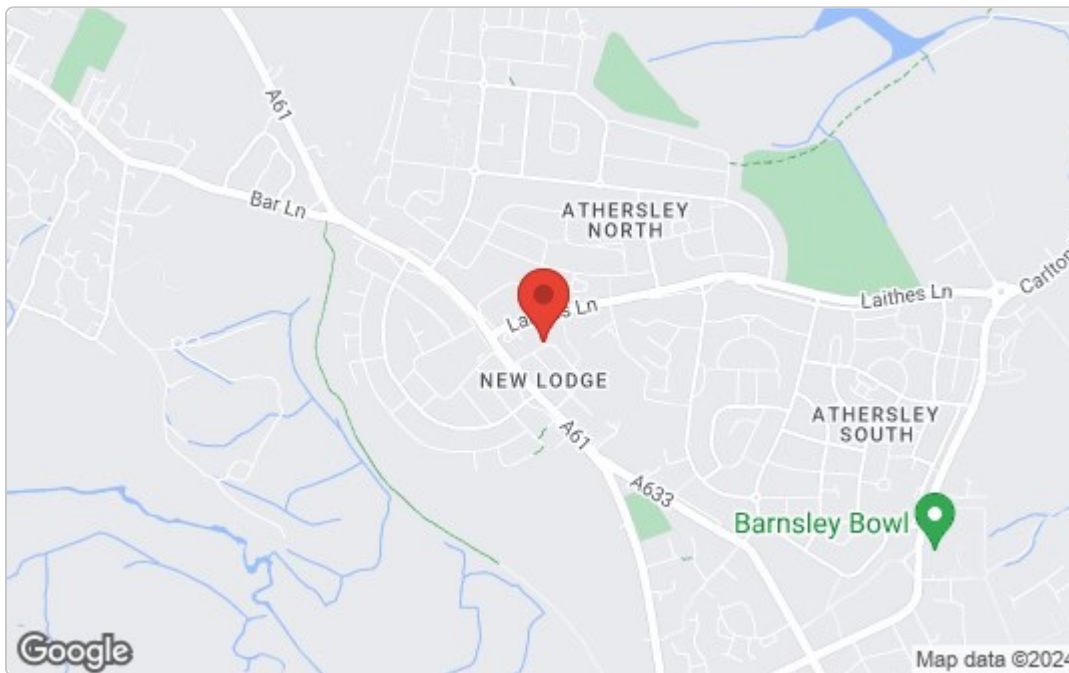
you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Floor Plan

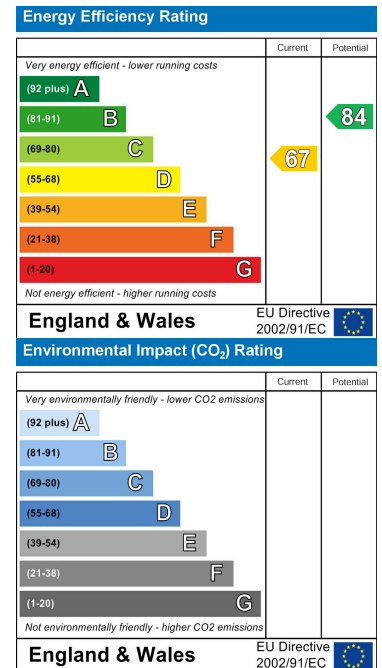


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

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