



24 Dobie Street, Barnsley, S70 4JH

**Auction Guide £225,000**

**\*\* For sale via modern method Auction \*\***

MERRYWEATHERS are excited to offer to the market this former public house with residential accommodation above. The property is in need of a full renovation and has great potential to be converted into a HMO or apartments (subject to planning).

The property is set over two floors with cellar. The property is close to local amenities and has easy access to the town centre. There is also a driveway to the side of the property. The property would be of interest to developers and investors alike.

Internal Photos coming soon!!

Call MERRYWEATHERS to arrange your viewing on 01226 730850



**Kitchen 14'1" x 8'10" (4.30 x 2.70)**



**Bedroom One 20'8" x 19'4" (6.30 x 5.90)**



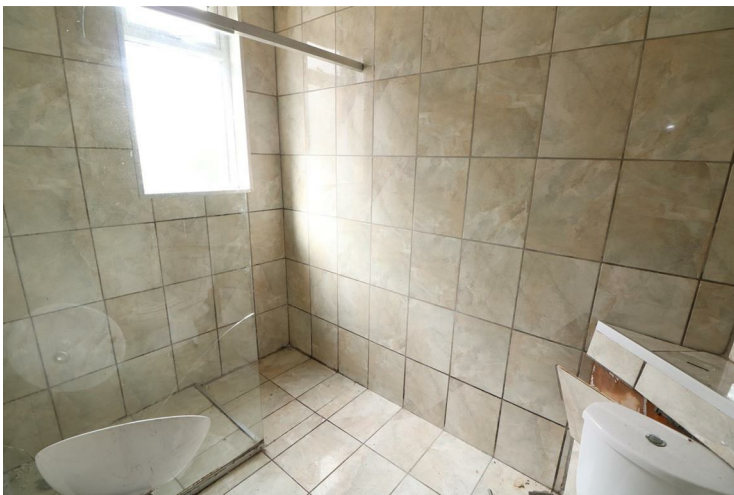
**Living Room 24'7" x 18'8" (7.50 x 5.70)**



**En Suite**



**Shower Room 5'10" x 9'1" (1.78 x 2.77)**



**Bedroom Two 15'1" x 11'9" (4.60 x 3.60)**



**En suite**



**Bedroom Three 12'3" x 9'6" (3.74 x 2.90)**



**Bedroom Six 11'9" x 8'10" (3.60 x 2.70)**



**Bedroom Four 11'9" x 8'10" (3.60 x 2.70)**



**Bathroom 11'9" x 6'10" (3.60 x 2.10)**



**Bedroom Five 11'9" x 8'10" (3.60 x 2.70)**



**Toilet**

**External**



**Auctioneers Comments**

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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

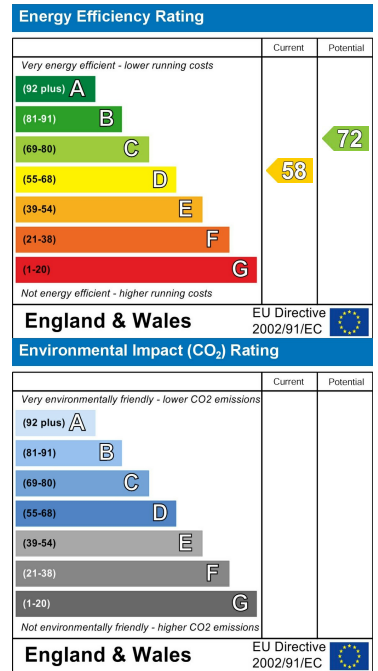
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where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

**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham, Doncaster, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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