

49 West Pinfold, Royston, Barnsley, S71 4PG

**Auction Guide £80,000**

\*\*\*FOR SALE VIA MODERN METHOD AUCTION\*\*\*  
AUCTION END DATE : TO BE CONFIRMED

Offered to the market with no vendor chain is this THREE BEDROOM semi detached property in the popular location of ROYSTON. The property is in need of a full renovation and briefly comprises of Lounge, dining room, Kitchen, downstairs WC, Three good sized bedrooms and wet room. The Property offers off road parking via a drive to the front and good family sized garden to the rear.

The Current vendor have purchased a new kitchen for the property which can be purchased separately.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

### **Entrance Hall**

With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

### **Lounge 13'10" x 12'0" (4.24 x 3.68)**



With a front facing UPVC window, central heating radiator and the focal point of the room being the fireplace.

### **Dining Room 8'7" x 10'4" (2.62 x 3.15)**



With a rear facing UPVC window, central heating radiator and sliding door providing access to the kitchen.

### **Kitchen 10'4" x 8'8" (3.17 x 2.66)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and wall mounted central heating boiler.

### **Porch 4'9" x 4'3" (1.47 x 1.31)**

With a side facing UPVC entrance door.

### **Down Stairs WC 2'11" x 4'2" (0.89 x 1.29)**

With a low flush WC.

### **Wet Room 5'6" x 7'1" (1.69 x 2.17)**



With a two piece suite comprising of a low flush WC and hand wash basin the room benefits from a rear facing UPVC window and heated towel rail radiator.

### **Bedroom One 10'7" x 12'0" (3.25 x 3.68)**



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

### **Bedroom Two 8'8" x 13'6" (2.66 x 4.14)**



With a rear facing UPVC window and central heating radiator.

### Bedroom Three 8'7" x 9'3" (2.64 x 2.82)



With a front facing UPVC window and central heating radiator, the room also benefits from a built in storage cupboard.

### Landing



With a side facing UPVC window and attic hatch.

### Front Elevation



To the front of the property is a laid to lawn garden with a double gated driveway providing off road parking for one vehicle.

### Rear Elevation



To the rear of the property is a laid to lawn garden with patio area and timber shed.

### Auctioneer 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.

### Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi detached

Construction type Non Standard Construction

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.

Auction end date 27th June 2024 at 1.30pm

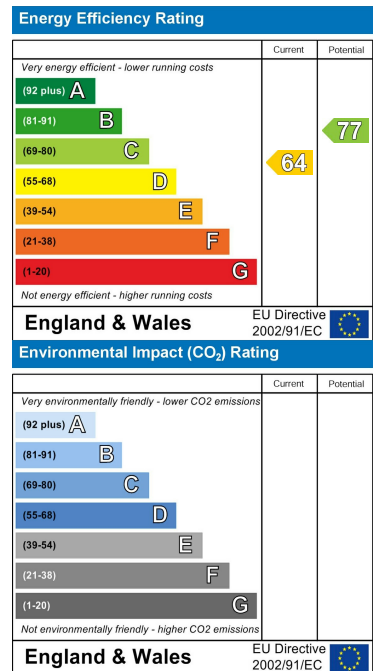
# Floor Plan



# 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.

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