



22 Millmoor Road, Wombwell, Barnsley, S73 8BD

Auction Guide £200,000

*** SOLD VIA THE MODERN METHOD OF AUCTION*** MERRYWEATHERS are proud to offer to the market with NO VENDOR CHAIN this immaculate freehold detached property, ideal for families and couples, features three bedrooms (including a master with en-suite), a well-appointed kitchen, open-plan reception room with fireplace, private garden, and a garage, all within a quiet location close to local amenities.

Viewings are highly recommended to appreciate what this property has to offer
Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

We are delighted to present this immaculate, detached property for sale. This residence is perfect for families and couples seeking a quiet location with local amenities within a short distance.

The property boasts three meticulously finished bedrooms. The first bedroom is a spacious double with an en-suite bathroom, offering a private sanctuary within the home. The second bedroom is also a generous double, featuring built-in wardrobes that optimize storage space. The third bedroom is a cosy single room, perfect for a child or as a home office.

The property benefits from a well-appointed kitchen with built-in pantry, providing ample storage for your culinary needs. Additionally, it features a utility room and a dining space, demonstrating the thoughtfulness of the design. The reception room is an open-plan space with a fireplace, which provides a warm and inviting atmosphere during the colder months. Access to the garden is also available from this room, seamlessly connecting the interior and exterior living spaces.

There are three bathrooms within the property, all finished to a high standard, ensuring convenience for all occupants. A unique feature of this property is the private garden, providing an outdoor haven for relaxation or entertainment. Not to forget the garage equipped with lights and electrics.

This property falls within council tax band C. The combination of style, comfort and functionality makes this property an ideal home for those seeking a high standard of living.

Entrance Hall

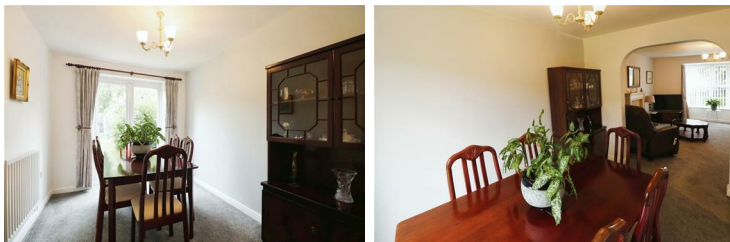
With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 12'5" x 14'7" (3.79 x 4.46)



With a front facing UPVC bay window, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

Dining Room 8'0" x 11'3" (2.46 x 3.43)



With rear facing UPVC French doors to the garden and central heating radiator.

Kitchen 16'4" x 13'1" reducing to 5'7" (4.99 x 3.99 reducing to 1.71)



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 comprehensive range of wall, base and drawer units. With central heating radiators and useful storage beneath the stairs.

Utility Room 5'3" x 7'6" (1.61 x 2.30)



With a side facing UPVC entrance door, plumbing for a automatic washing machine and wall mounted boiler.

Down Stairs WC 2'9" x 5'1" (0.85 x 1.55)



With a two piece suite comprising of a hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 12'1" x 8'5" (3.69 x 2.59)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits an En Suite.

En Suite 4'5" x 6'11" (1.36 x 2.13)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 9'1" x 9'2" (2.77 x 2.80)



With a front facing UPVC window and central heating radiator. the room is of double size and benefits from built in wardrobes.

Bedroom Three 6'9" x 8'4" (2.07 x 2.56)



With a rear facing UPVC window and central heating radiator. The room is of single size.

Bathroom 6'2" x 7'8" (1.90 x 2.34)



With a three piece suite comprising of a bath, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Garage 8'1" x 17'10" (2.48 x 5.45)

With a up and over door, lights and electric sockets.

Front Elevation



To the front of the property is a laid to lawn garden with driveway providing off road parking, which in turn leads to the garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with established shrubs, plants and patio area.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Detached

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: drive way

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

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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



Ground Floor

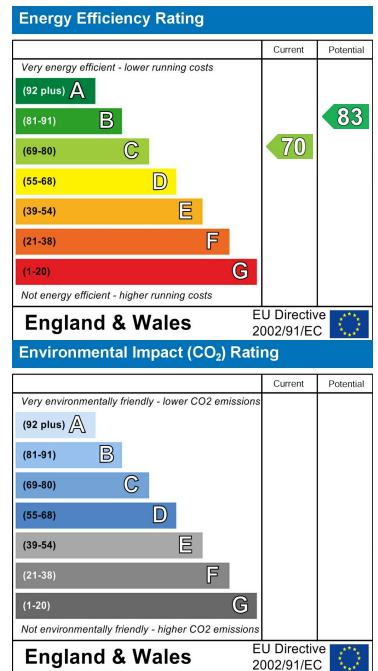


First Floor

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 & Mexborough

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

