





Hesley Bar,Thorpe Hesley Rotherham S61 2PW

william h brown

welcome to

Hesley Bar, Thorpe Hesley Rotherham

Situated in this popular location is this three bedroom stone built mid-terraced cottage home ideal for first time buyers, young families and downsizers. The property benefits from a cosy lounge, an open plan kitchen with focal island and a good sized rear garden.













Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch
Having a rear facing door and a rear facing window.

Lounge
Having a front facing door and a front facing window.

Kitchen
Having a rear-facing double glazed window and radiator, the kitchen is fitted with a central island, hob, oven, sink and drainer, and wash basin. There is also space provided for a fridge freezer, creating a practical and functional space for everyday living and entertaining.

Landing

Bedroom One
Bedroom one features a front facing double glazed window and a radiator.

Bedroom Two
Bedroom two features a rear facing double glazed window and a radiator.

Bedroom Three
Bedroom three has a rear facing window, two front facing sky lights and a radiator.

Bathroom
Having a rear facing window, a shower over bath, a w/c and a sink.

Outside
To the front of the property is a patio area leading to the street, where on-street parking is available.

To the rear of the property is a further patio area, providing an ideal space for outdoor seating and entertaining.

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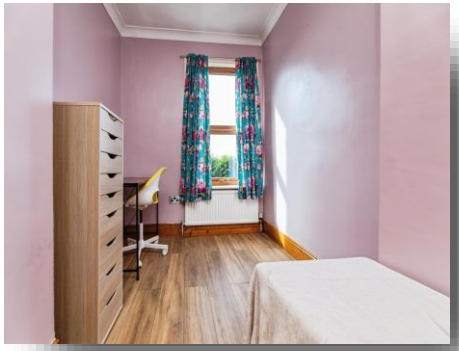
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stone build mid terrace cottage
- Popular location

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£185,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF115353 - 0005

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