



Old Wortley Road, Rotherham S61 1NH

welcome to

Old Wortley Road, Rotherham

A RARE OPPORTUNITY - A two-bedroom detached bungalow occupying a substantial plot on one of Kimberworth's most desirable roads. Requiring full refurbishment throughout, with off-road parking, detached garage and enormous potential. Conveniently located close to shops, schools and local amenities.



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 door to the side accessing the main accommodation.

Entrance Hall

Having an internal door from the porch & a radiator.

Lounge

Featuring a front facing bay window allowing plenty of natural light, a radiator & a fireplace.

Dining Room / Bed Two

Having a front facing bay window allowing plenty of natural light & a radiator.

Kitchen

Fitted with wall & base units incorporating a sink & drainer along with integrated hob, oven & extractor. There is space & plumbing for a washing machine as well as housing the boiler. A rear facing window & door leading into the Conservatory allows for plenty of natural light.

Conservatory

Benefiting from side & rear facing sliding doors accessing the garden & driveway.

Bedroom One

Having a rear facing window, a radiator & built in wardrobes.

Bathroom

Fitted with a bath, hand wash basin & WC. Having a side facing window, extractor fan & radiator.

Exterior

To the front & side of the property is a good sized driveway leading to detached garage providing ample off road parking. To the rear is an enclosed lawned garden.



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Old Wortley Road, Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow - Large plot
- Highly sought after Kimberworth location - Rarely available

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117606 - 0002

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk