



Broom Valley Road, Broom Valley Rotherham S60 2QL

welcome to

Broom Valley Road, Broom Valley Rotherham

CLICK, BID, WIN - A three bedroom semi-detached property with conservatory, garage, shared driveway in part and gardens to the front and rear. Requiring updating throughout and offered with no chain, this home offers fantastic potential for buyers looking to create their ideal home. CALL TO VIEW!!!



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.

Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

Entering through a side facing double glazed door, this welcoming entrance porch benefits from a front facing double glazed window, allowing for plenty of natural light and providing access into the main accommodation.

Lounge

A generous reception room featuring a front facing double glazed bay window, allowing an abundance of natural light to flood the space. The room is further complemented by a radiator, creating a warm and inviting atmosphere.

Dining Room

A spacious dining area featuring a rear facing double glazed window which allows natural light to fill the room. Benefiting from a radiator, this versatile space provides the perfect setting for family meals and entertaining guests.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer. Benefiting from both side and rear facing double glazed windows, the room enjoys plenty of natural light and offers excellent potential for modernisation to suit a purchaser's own taste and requirements.

Rear Porch

Accessed from the kitchen with rear facing double glazed windows & a side facing door leading to the garden.

Landing

Having a side facing double glazed window which provides natural light to the space, the landing also benefits from a loft hatch and gives access to the first floor accommodation.

Bedroom One

A further double bedroom having a rear facing double glazed window which provides plenty of natural light, along with a radiator.

Bedroom Two

A spacious double bedroom featuring a front facing double glazed bay window, allowing plenty of natural light to enter the room. Further benefits include a radiator.

Bedroom Three

A light and airy, good-sized single bedroom featuring a rear-facing double glazed window and a central heating radiator.

Bathroom

Fitted with a shower cubicle, hand wash basin and WC. Having a front facing double glazed window providing natural light, along with a heated towel rail for added comfort and convenience.

Outside

To the front of the property is a lawned garden alongside a shared driveway in part running down the side of the house, providing off-road parking leading to a garage large enough to provide additional off road parking.

The front exterior offers excellent potential for further landscaping if desired.



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Broom Valley Road, Broom Valley Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached property - NO CHAIN
- Garage & shared driveway in part providing off road parking

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

guide price

£135 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117104 - 0003

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