



Scrooby Street, Greasbrough Rotherham S61 4PF

welcome to

Scrooby Street, Greasbrough Rotherham

STARTING BID:£170,000 - A fantastic opportunity to acquire this 3-bedroom semi-detached home occupying a substantial plot with beautiful field views to the rear. Requiring modernisation throughout, the property offers excellent potential and is conveniently situated close to local shops & schools!!!



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 Hall

Entered via a front facing door, the welcoming hallway has a radiator and provides access to the ground floor accommodation.

Lounge

A spacious lounge with a front facing window.

Dining Room

A bright and spacious lounge with a front facing double glazed window, rear facing sliding patio doors providing access to the garden, and a radiator.

Kitchen

Fitted with a range of wall and base units with a sink and drainer. There is space for a cooker, fridge/freezer and washing machine. Having a side facing door, a rear facing window and a radiator.

Conservatory

A versatile conservatory with side facing doors providing access to the garden and enjoying views over the outside space.

Bedroom One

A double bedroom with a rear facing double glazed window and a radiator.

Bedroom Two

A good-sized bedroom with a front facing double glazed window and a radiator.

Bedroom Three

A versatile bedroom with a front facing double glazed window and a radiator, offering flexible accommodation that could also be used as a home office, nursery or dressing room.

Bathroom

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing window and a radiator.

Outside

To the front of the property is a driveway providing off-road parking.

To the rear is an enclosed garden with a patio area and a lawn, offering an ideal space for outdoor seating and entertaining.



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Scrooby Street, Greasbrough Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached home - Occupying a Substantial Plot
- Stunning Field Views to the rear - Generous gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117607 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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