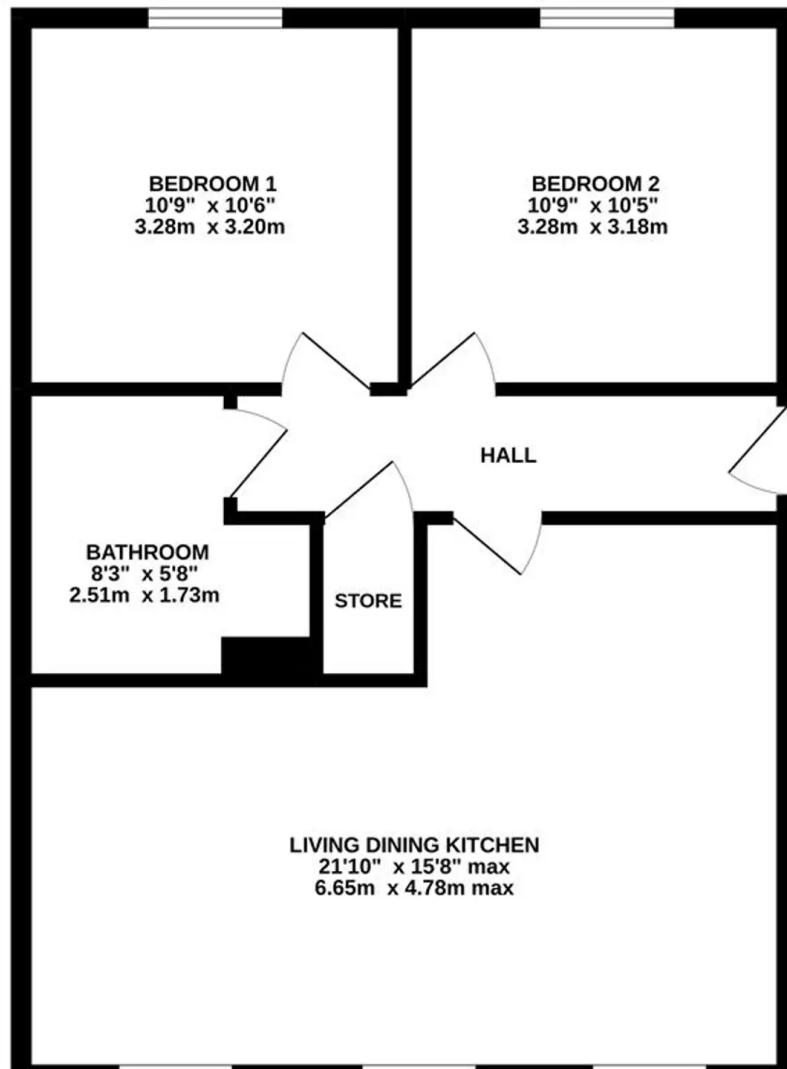




4 Medlar Croft, Barnsley

Barnsley

£55,000



MEDLAR CROFT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Medlar Croft

Barnsley, Barnsley

***For sale by Modern Method of Auction,
Starting Bid Price £55,000 plus Reservation
Fee***

CASH BUYERS ONLY LOCATED IN THIS LITTLE KNOWN CUL-DE-SAC POSITION YET WITHIN EASY REACH OF BARNESLEY'S MANY AMENITIES WE OFFER TO MARKET THIS WELL PRESENTED TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. The accommodation briefly comprises: communal entrance, entrance hall, open plan living/ dining/ kitchen, two double bedrooms and a four piece bathroom. Externally there is an allocated parking space.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

- TWO BEDROOMS
- CASH BUYERS ONLY
- OPEN PLAN LIVING / DINING
- NO CHAIN
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION T & C'S APPLY
- OWN PARKING SPOT

Simon Blyth
ESTATE AGENTS



COMMUNAL ENTRANCE

Entrance gained via communal fob operated door into shared entrance, property can be located on the ground floor with door opening into the apartment.

ENTRANCE HALLWAY

Entrance hallway with useful storage cupboard, access can be gained to the following rooms;

LIVING/ DINING/ KITCHEN

An L-shaped room incorporating the lounge and kitchen spaces with ample room for dining table and chairs. There are three ceiling lights, wood effect laminate flooring, three central heating radiators and a bank of three uPVC double glazed windows to front. The kitchen has a range of wall and base units in a wood effect with laminate worktops and tiled splashback, integrated electric oven with four burner gas hob with extractor fan over, plumbing for a washing machine and space for a further appliance in the form of freestanding fridge freezer, stainless steel sink with chrome mixer tap over. A cupboard houses the combination boiler.

BEDROOM ONE

Double bedroom with ceiling light, central heating radiator and a uPVC double glazed window.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and a uPVC double glazed window.

BATHROOM

Comprising of a four piece white suite in the form of close coupled wc, pedestal basin with chrome mixer tap over, bath with chrome mixer tap, tiled splashback, a shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan and central heating radiator.

OUTSIDE

The property has an allocated parking space in the car park to the front of the building.





AUCTIONEERS COMMENTS

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



ADDITIONAL INFORMATION

The EPC Rating is C, and we are informed by the vendor that the property is leasehold and the council tax banding is A.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

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