

FOR SALE



Hollowgate Ave, Wath Upon Dearne
Auction Guide Price £70,000


MARTIN & CO



Hollowgate Ave, Wath Upon Dearne

3 Bedrooms, 1 Bathroom

Auction Guide Price £70,000

- Offered through Modern Method of Auction.
- Tenant in situ
- 3 bedroom terrace
- Great Location

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Hidden away on a quiet side road this three bedroom property lends itself perfectly to the single occupier, couple or a small family. Located in Wath Upon

Dearne, the property has all the amenities on its doorstep with the added benefits of being on bus routes into town and having fantastic access to major road links. Well presented with a sharp finish an internal viewing is strongly advised.

Briefly the property downstairs comprises of a generous family living room to the front with laminate floor covering. To the rear of the property is a dining room. This leads into the separate kitchen with wall and base units offering ample storage, complete with a washing machine and free standing oven and hob.

Upstairs the master bedroom is to the front of the property, large enough for a king-sized bed and bedroom furniture. The second bedroom is a good sized single. The attic has been converted to accommodate a double bed and bedroom furniture. The family bathroom has a three piece white suite, tiled walls and vinyl tiled flooring.

Externally this property has a low maintenance fully

enclosed rear yard. Parking is on street.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.