



48 Whitecroft Crescent, Brinsworth, Rotherham, South Yorkshire, S60 5HW

Auction Guide £50,000

++ For Sale Via Modern Auction ++ Starting Bid Price £50,000. plus Reservation Fee.

A purpose-built first floor flat, currently tenanted, centrally located for both Rotherham and Sheffield. The flat has both GAS CENTRAL HEATING FROM A COMBI BOILER and uPVC DOUBLE GLAZING. The accommodation briefly comprises: Ground floor Entrance Lobby with storeroom and staircase. Entrance Hall, Lounge/Dining Room, kitchen, double Bedroom, Bathroom. Garden to rear

GROUND FLOOR HALL

With store room and staircase rising to the first floor

LANDING

With wall mounted Ideal gas combination boiler and plumbing for a washing machine

INNER HALLWAY

With radiator

LOUNGE/DINING ROOM 17'1" x 10'8" (5.23 x 3.27)



With two uPVC windows and double panelled radiator

KITCHEN 8'0" x 7'11" (2.44 x 2.42)



With base and wall units and inset sink. Integrated electric hob and oven with high level extractor hood. Rear facing uPVC window, tiled splash backs and floor

BEDROOM 11'0" x 10'2" (3.36 x 3.12)



With radiator and rear facing uPVC window

BATHROOM



Comprising of a panelled bath with mixer tap shower and screen, wash hand basin and W.C. Radiator and uPVC opaque window

OUTSIDE

On-street car parking to the front with garden to the rear.

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.

Referral Arrangements

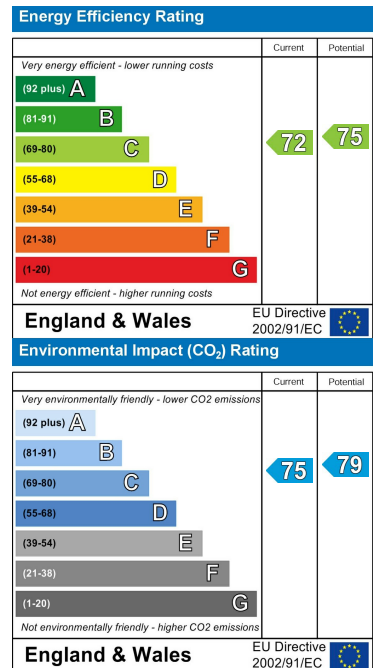
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Floor Plan

Area Map



Energy Efficiency Graph



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