



Hoyland Street, Maltby Rotherham S66 7NF

welcome to

Hoyland Street, Maltby Rotherham

Offered to the market with NO CHAIN is this two double bedroom mid-terraced property in need of refurbishment throughout, providing scope and potential to be a lovely property. Being located on a no through road and having a generous garden to the rear viewings are recommended to appreciate it.



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.

Entrance Hall

Entry into the property through a front facing upvc door opening onto the hallway which provides access to the staircase for the first floor accommodation. The hallway further benefits from one central heated radiator.

Lounge

A dual aspect reception room featuring two front facing double glazed windows along with a rear double glazed window. The lounge further benefits from a coal fire and two central heated radiators.

Kitchen

Fully tiled kitchen fitted with a range of wall, draw and base units with work surfaces housing the sink and drainer. Space within the kitchen is available for a washing machine, cooker and fridge/freezer. Additional benefits include both front and rear double glazed windows, a rear upvc door and one central heated radiator.

Bathroom

Fitted with a wash hand basin, w/c and bath.

Landing

Access to all first floor accommodation, the landing also features a rear double glazed window.

Bedroom One

Master bedroom having both front and rear double glazed windows.

Bedroom Two

Second double bedroom having front and rear double glazed windows along with a front facing single glazed porthole style window. Further features include a storage cupboard and access to the loft via a loft hatch.

Outside

An enclosed front garden with artificial lawn and flower beds with a shared ginnel down the side of the property which leads onto the rear.

The fully enclosed rear garden offers a patio area, lawn and access to a brick built outbuilding/coal house.



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Hoyland Street, Maltby Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!
- Mid-Terraced Property With Two Double Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£65,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106682 - 0002

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