



**Bleakholme Green Lane, Thurcroft Rotherham S66 9JD**

**welcome to**

**Bleakholme Green Lane, Thurcroft Rotherham**

LOOKING FOR A PEACEFUL RETREAT? Charming TWO BEDROOM detached bungalow on a fantastic private plot with AMPLE OFF ROAD PARKING, WRAP AROUND GARDENS and TRIPLE GARAGE! \*\*GUIDE PRICE - £270,000\*\*



### **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 Porch**

Tiled flooring and rear facing double glazed patio doors.

### **Entrance Hall**

Parquet flooring, central heating radiator, side facing double glazed window and front facing double glazed UPVC door.

### **Cloakroom**

Tiled flooring, low flush WC, vanity wash hand basin and side facing double glazed window.

### **Lounge**

Carpet flooring, two central heating radiators, front facing double glazed window and rear facing double glazed window.

### **Dining Room**

Carpet flooring, central heating radiator and front facing double glazed window.

### **Kitchen**

Fitted kitchen with a range of units set above and below worksurfaces incorporating sink and drainer, electric oven, electric hob, microwave, dishwasher and fridge freezer. Tiled flooring, log burning fire, front facing double glazed window and front facing double glazed UPVC door.

### **Utility Room**

Fitted units incorporating stainless steel sink and drainer, plumbing for washing machine, tiled flooring, side facing double glazed window and front facing double glazed UPVC door.

### **Bedroom One**

Carpet flooring, central heating radiator, fitted wardrobes and rear facing double glazed window.

### **En Suite**

Open aspect en suite to master bedroom with walk in shower enclosure and tiled flooring.

### **Bedroom Two**

Carpet flooring, central heating radiator, fitted wardrobes and rear facing double glazed window.

### **Bathroom**

Tiled bath, shower enclosure and central heating radiator. Tiled flooring, full tiling to the walls, double vanity wash hand basin unit and side facing double glazed window.

### **Outside Space**

Fantastic plot starting with the front of the property there is a driveway for several vehicles and lawned garden with bushes in borders. To the rear of the

property is a wrap around lawned garden with lots of mature bushes, trees and patio seating areas with views over open fields.

### **Garage**

Triple garage with power, lighting and three manual doors.



***view this property online*** [williamhbrown.co.uk/Property/DGT108046](http://williamhbrown.co.uk/Property/DGT108046)



**welcome to**

## **Bleakholme Green Lane, Thurcroft Rotherham**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FANTASTIC PRIVATE PLOT
- TWO BEDROOM DETACHED BUNGALOW

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT108046](https://williamhbrown.co.uk/Property/DGT108046)



Property Ref:  
DGT108046 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**