

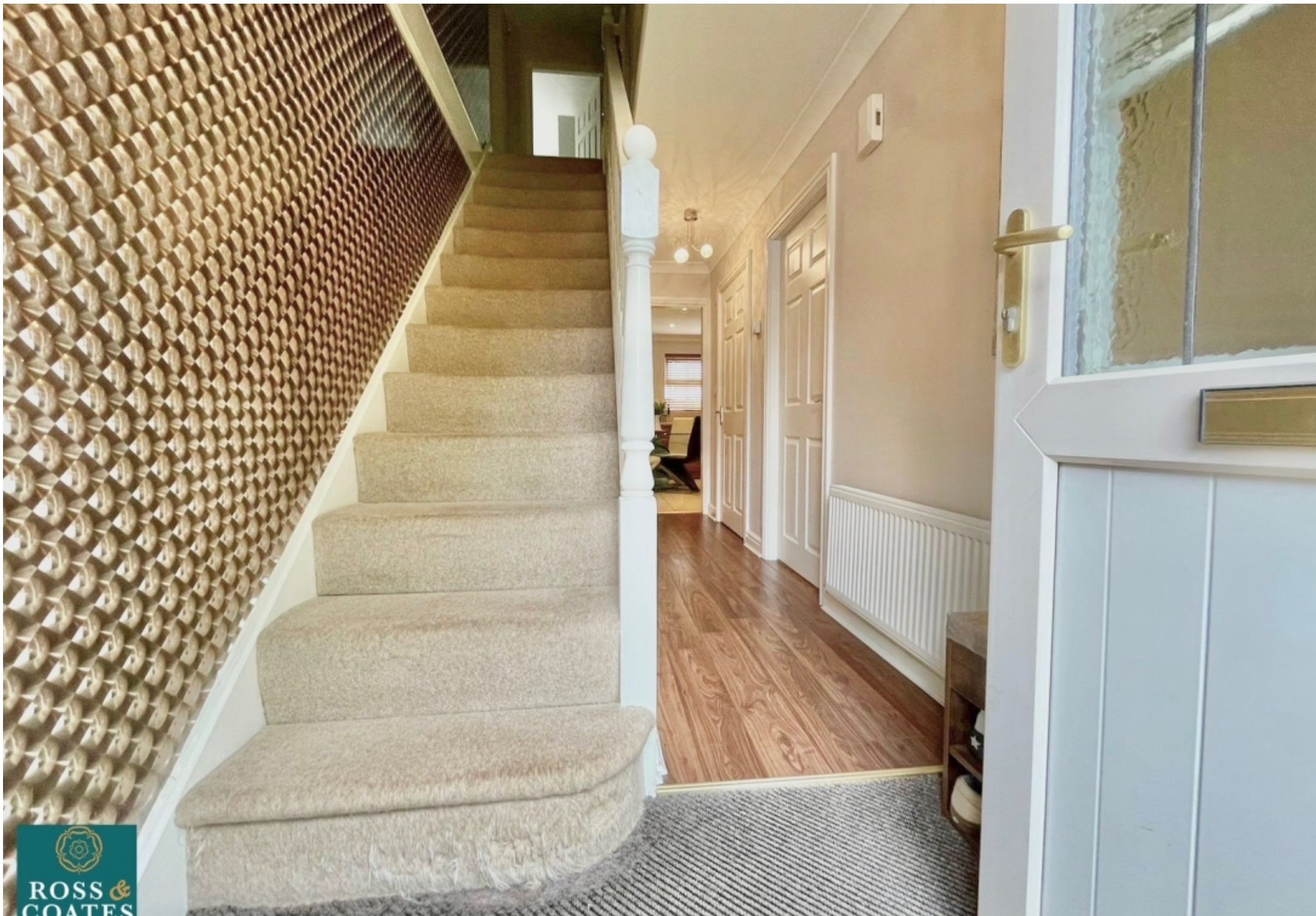


£240,000 From

53 Shireoaks Way, Barnsley S72 7AB

Detached House | 4 Bedrooms | 3 Bathrooms





# Step Inside

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## Key Features

- Four Bedrooms
- Lounge & Dining Room
- Kitchen With Utility Room
- Cloakroom, En-suite & Family Bathroom
- Garage & Driveway
- Enclosed Large Rear Garden
- Gas Fired Central Heating
- Double Glazing
- Sought After Location

## Main Particulars

### **FOR SALE BY ONLINE AUCTION: STARTING BIDS £240,000. TERMS AND CONDITIONS APPLY**

Ross & Coates Estate Agents are pleased to present this well-presented four bedroom detached house located on Shireoaks Way. This well presented home is accessed by a private driveway with private parking for two cars in front of the garage. The property comprises of a spacious bright living room with french doors to the rear garden, separate dining room for entertainment, fully fitted kitchen with integrated appliances, utility room, spacious garden to rear, four well proportion bedrooms, master with en-suite, and modern family bathroom suite. The property further benefits from double glazing throughout, and gas fired central heating.

Early viewings are recommended for this property.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.

Bids can be made via The Auctioneers or the Marketing Agents website.

### **Auctioneers Additional Comments**

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Living Room



Living Room



Kitchen



Kitchen





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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