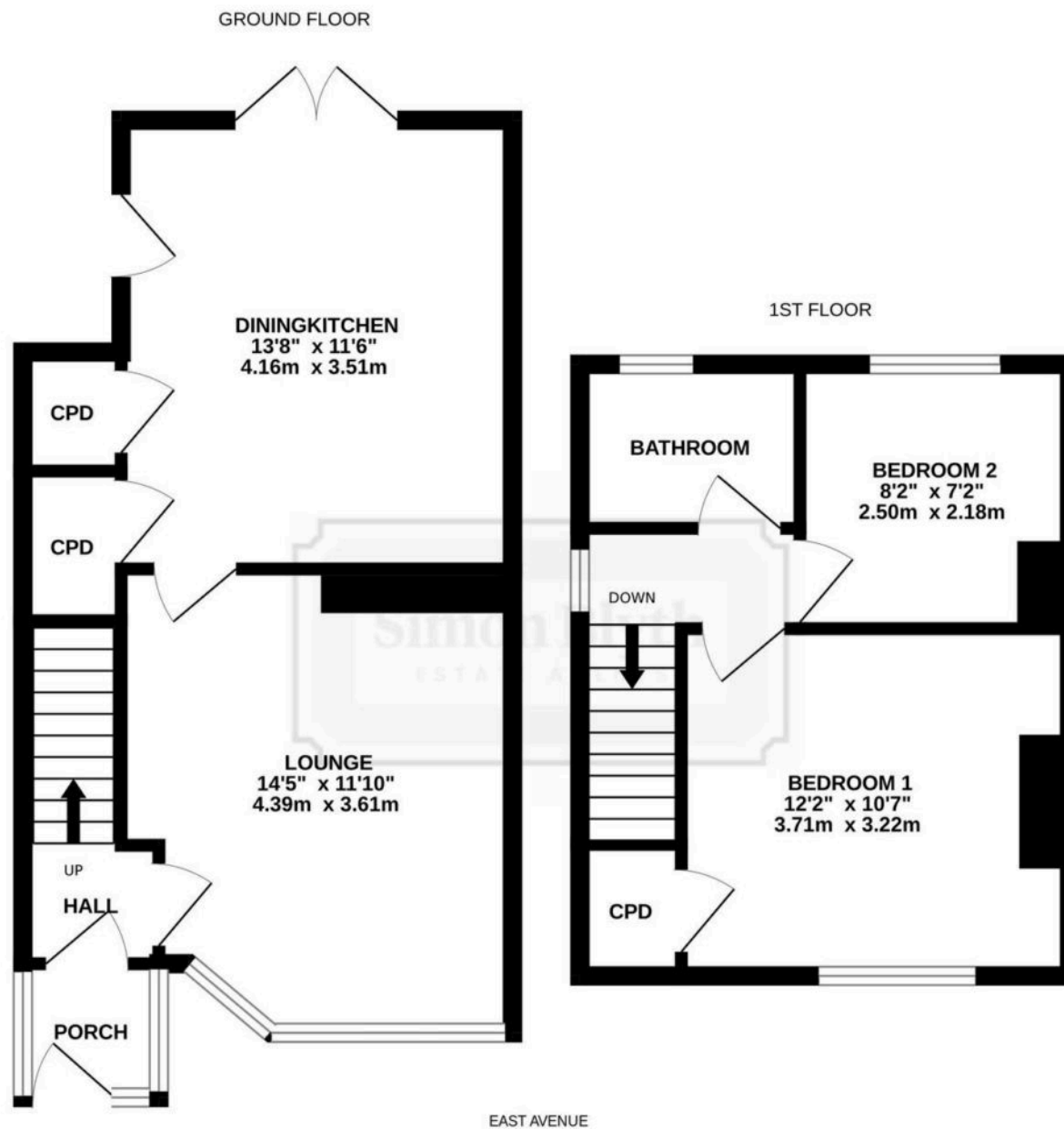




**East Avenue, Wombwell**  
Barnsley

Guide Price **£110,000**





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## East Avenue

Wombwell, Barnsley

\*\*\*For sale by Modern Method of Auction, Starting Bid Price £110,000 plus Reservation Fee\*\*\* A TWO BEDROOM SEMI DETACHED HOME OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IN A HIGHLY COMMUTABLE CONVENIENT LOCATION WITH ACCESS TO MANY LOCAL AMENITIES, INCLUDING WOMBWELL HIGH STREET AND WOMBWELL TRAIN STATION AND OFFERS THE FOLLOWING ACCOMMODATION. To first floor, entrance porch, entrance hall, living room and spacious dining kitchen. To the first floor there are two bedrooms and family bathroom. This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SEMI DETACHED HOME
- TWO BEDROOMS
- NO CHAIN
- SPACIOUS DINING KITCHEN
- OFF STREET PARKING
- POPULAR AREA







## ENTRANCE

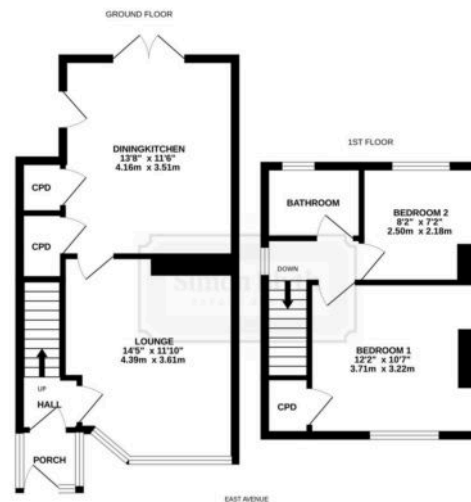
Entrance is gained via composite and uPVC double glazed door into entrance porch, with double glazing to three sides and composite and uPVC front door leading into the entrance hall. The entrance hall has a ceiling light, staircase rising to the first floor and a door leading through to the living room.

## LIVING ROOM

A front-facing reception room with wood effect laminate floor, ceiling light, central heating radiator and uPVC double glazed window to front.

## DINING KITCHEN

Located to the rear of the home the dining kitchen has ample room for dining furniture if so desired. The kitchen itself has range of wall and base units base in high gloss with contrasting laminate worktops over with tiled splash backs. Integrated appliances in the form of Beko electric oven, Beko electric grill, four ring burner gas hob with stainless steel extractor fan over and one and a half bowl stainless sink with chrome mixer tap over. There are inset ceiling spotlights, wood effect laminate flooring, plumbing for a washing machine, access to two storage cupboards, twin french doors in uPVC and uPVC double glazed door leading to the rear garden.



While every attempt has been made to ensure the accuracy of the figures contained here, management of West, Anderson, Reams and any other firms are not responsible for any inaccuracies in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.

### FIRST FLOOR LANDING

From the entrance a staircase rises and turns to the first floor landing with ceiling light, access to loft via a hatch and obscure uPVC double glazed window side. Here we gain entrance to the following rooms.

### BEDROOM ONE

A front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window and access to built in storage cupboard with shelves and rail in situ.

### BEDROOM TWO

A rear facing bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### BATHROOM

Comprising of a three piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over, bath with chrome taps, with shower over and glazed shower screen. There is part tiling to walls, tiled floor, inset ceiling spotlights, chrome towel rail / radiator and obscure uPVC double glazed window to rear.





## GARDEN

To the front of the home is pebbled driveway with iron gates providing off street parking. A path leads to the side and rear of the home. Immediately behind the home is a decked area leading to a flagged patio seating area. The garden is full enclosed with perimeter fencing and a gate leads to further off street parking and rear access road.









## ADDITIONAL INFORMATION

The EPC Rating is C-69 and we are informed by the vendor that the property is

Freehold.

## TAX BAND

A

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

## 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.

## 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.

## AUCTIONEERS COMMENTS

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.





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