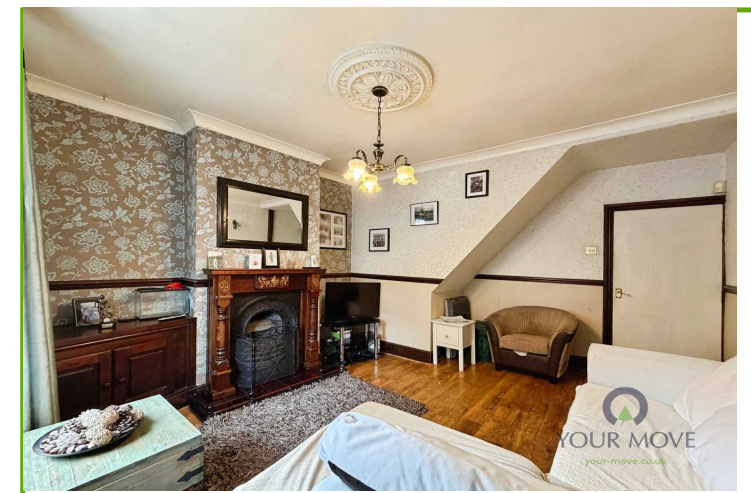
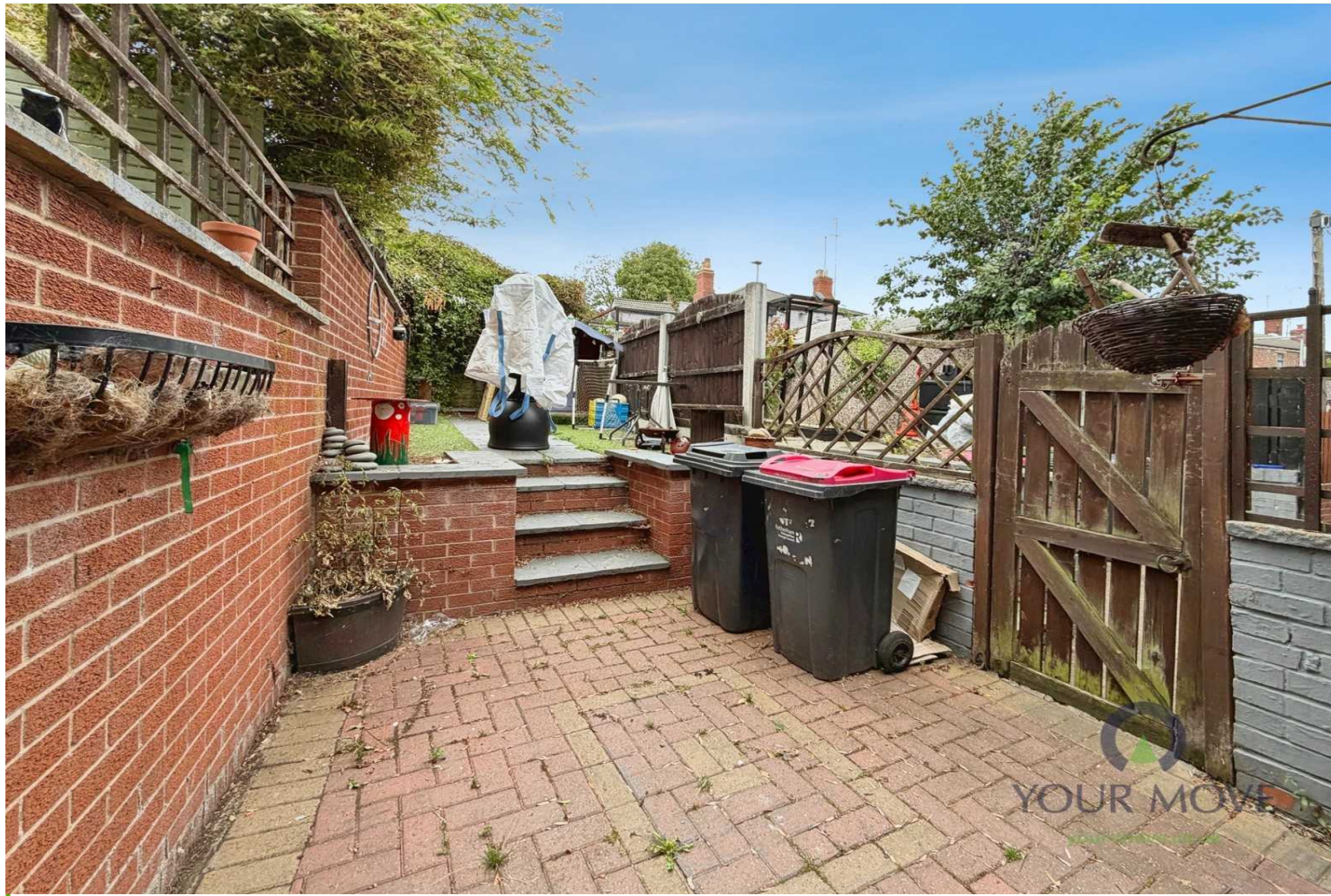
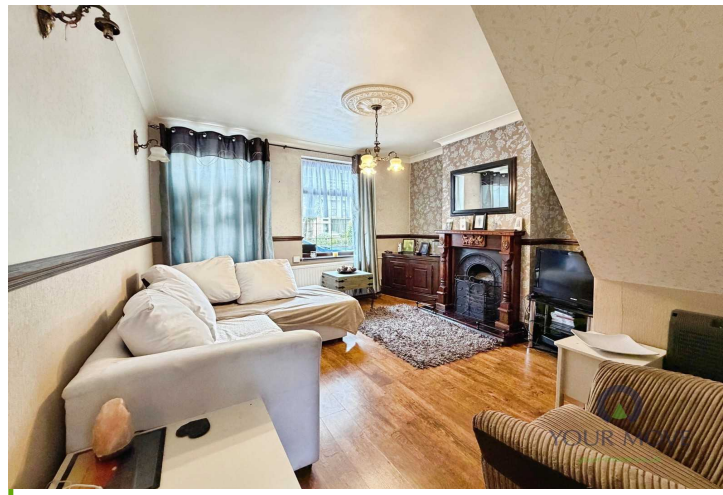




Mill Street, Rotherham, S61

Guide Price: £110,000

Tenure: Freehold



your-move.co.uk

Mill Street, Rotherham, S61
Guide Price: £110,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Rotherham Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

SOLD THROUGH THE MODERN METHOD OF AUCTION WITH A REDUCED STARTING BID

A well-presented three-bedroom terraced house in an established Rotherham residential area, offering a practical layout and benefiting from good access to the town centre, public transport links, local parks, schools and essential amenities, all within Council Tax Band A.

Main description

This three-bedroom terraced house is offered for sale in good condition and is situated in Rotherham, providing a practical home in an established residential area. The property comprises one reception room, one kitchen and one bathroom, offering a straightforward layout suited to day-to-day living. The property sits in Council Tax Band A, which may appeal to buyers mindful of ongoing running costs. Overall, this three-bedroom terraced house for sale presents a functional base in Rotherham, benefitting from town-centre amenities, public transport links and access to local parks and schools.

Location Overview

Rotherham town centre is within easy reach, with its range of shops, supermarkets, cafés and local services. Nearby Clifton Park provides green space, a museum, play areas and leisure facilities, while the wider area offers additional parks, sports clubs and community amenities. Rotherham Central railway station connects residents to Sheffield in around 15–20 minutes and to Leeds

typically in under an hour, making the property a workable option for commuters. There are also local bus services operating across the town and to neighbouring areas, contributing to convenient access to schools, workplaces and retail centres. Families will find a choice of primary and secondary schools within the Rotherham area, along with further education options and college facilities in and around the town. Medical practices, dental surgeries and other essential services are similarly accessible.

Auction T&Cs

This property is for sale by the Modern Method of This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

Auction T&Cs

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Kitchen Diner
12'x 11'10" (3.66mx 3.6m)

Livingroom
13'7"x 11'10" (4.14mx 3.6m)

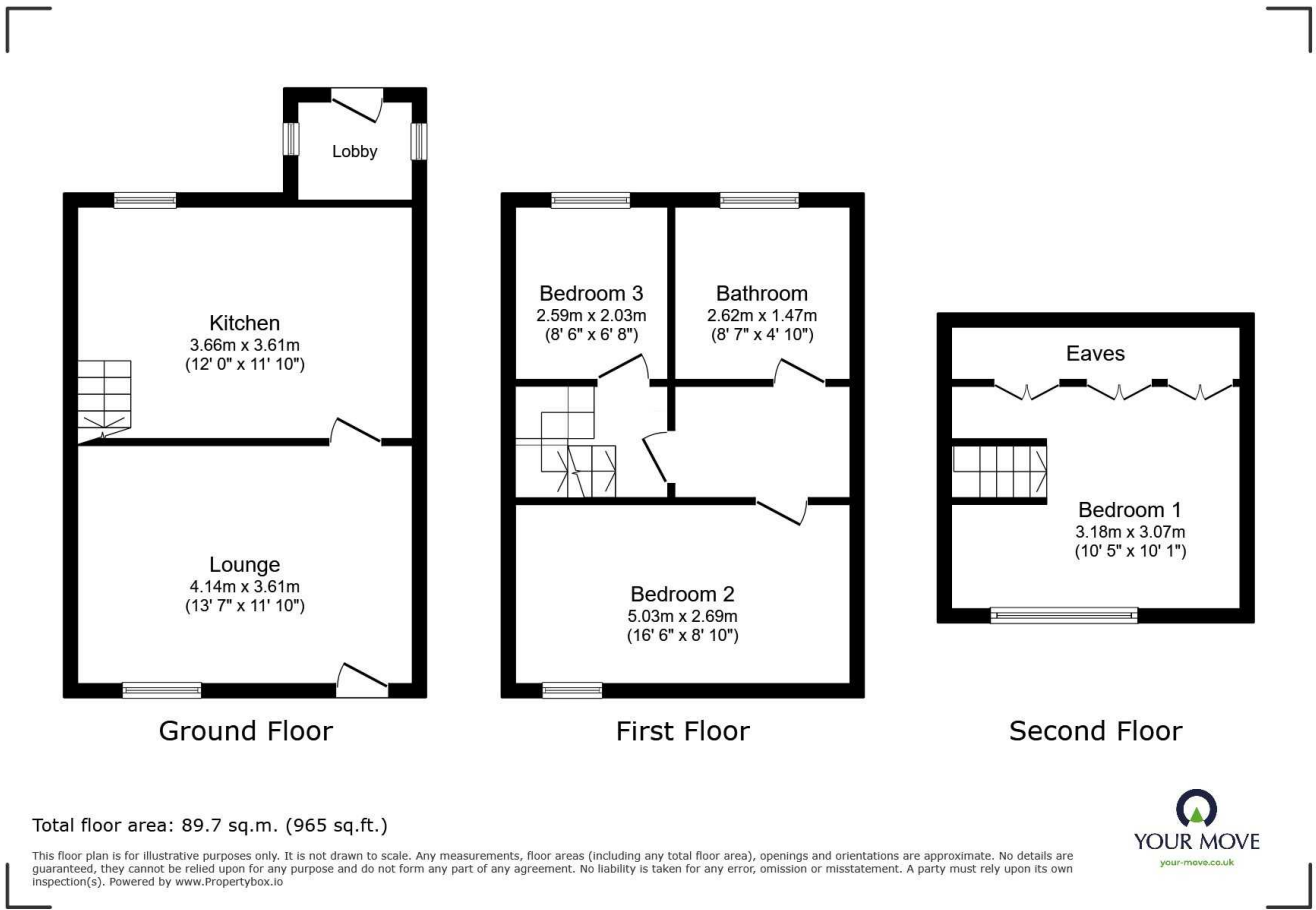
Bedroom One
10'1"x 10'5" (3.07mx 3.18m)

Bedroom Three
8'6"x 6'8" (2.6mx 2.03m)

Bedroom Two
8'10"x 16'6" (2.7mx 5.03m)

Bathroom
8'7"x 4'10" (2.62mx 1.47m)

For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.