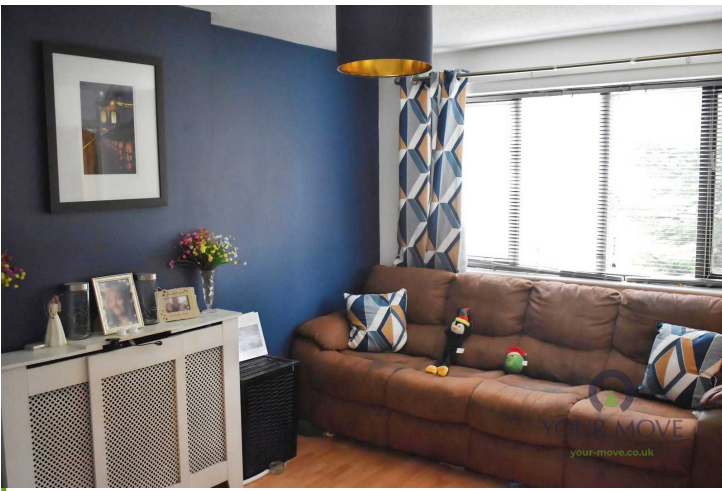
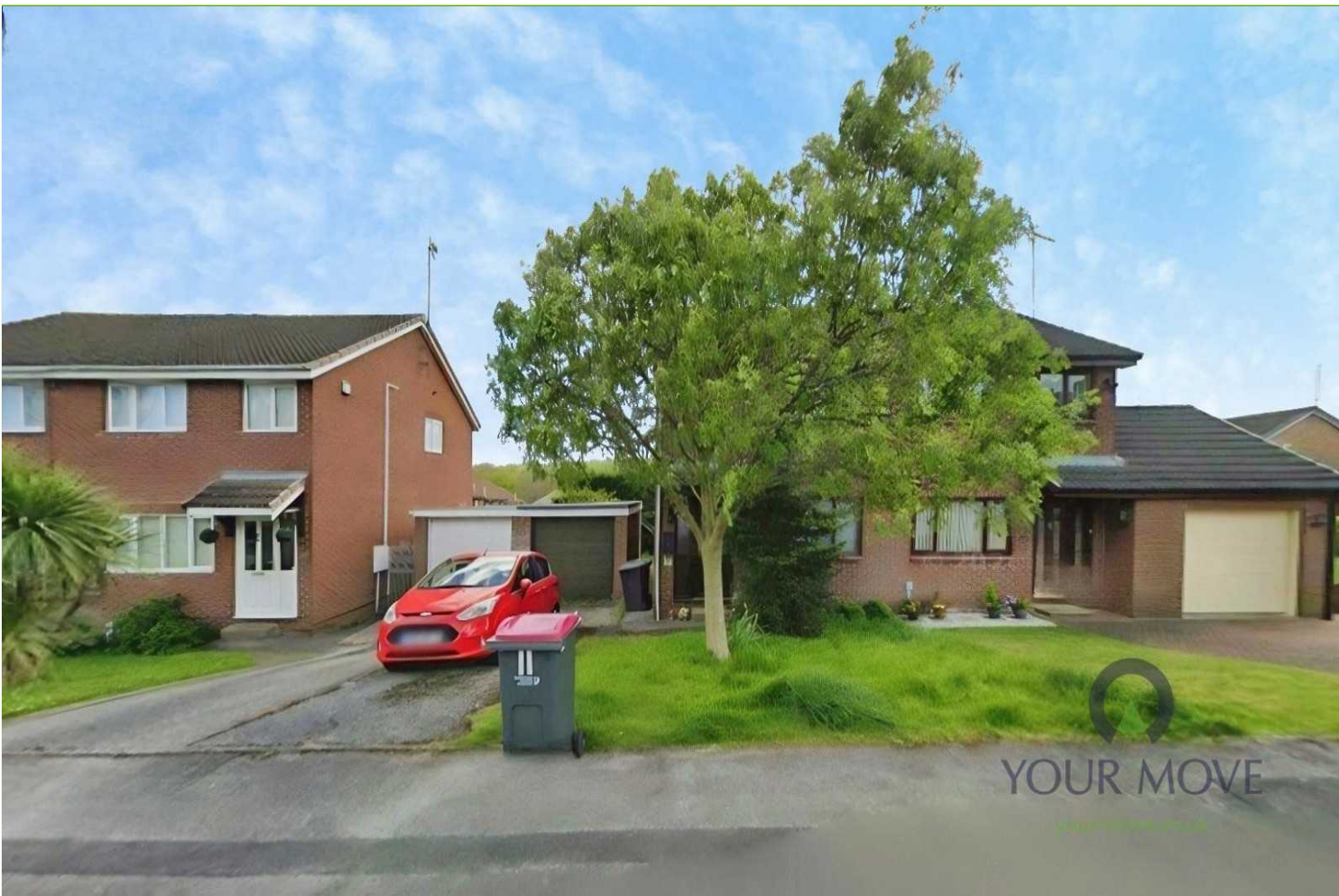
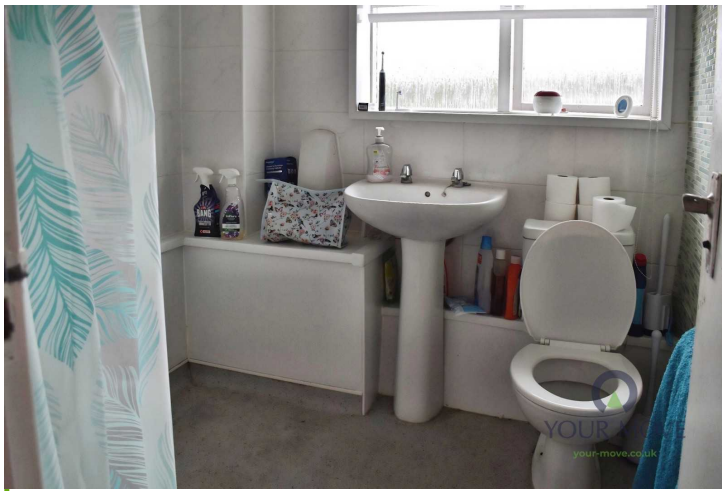




Thorpefield Drive, Thorpe Hesley,  
Rotherham, South Yorkshire, S61

**Guide Price: £170,000**

**Tenure: Leasehold**



[your-move.co.uk](http://your-move.co.uk)

Thorpefield Drive, Thorpe Hesley, Rotherham, South Yorkshire, S61  
Guide Price: £170,000 Tenure: Leasehold

Council Tax Band: B  
EPC Rating: D  
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](https://your-move.co.uk)

A three-bedroom semi-detached house in Thorpe Hesley, Rotherham, available via modern auction for cash buyers only due to a short lease of 54 years, offering scope for refurbishment with front and rear gardens, driveway and garage, and well located for village amenities, countryside walks and excellent road and bus links to Rotherham, Sheffield and beyond.

Ovrview

This three-bedroom semi-detached house is for sale in Thorpe Hesley, Rotherham, South Yorkshire, via modern auction with start bids of £170,000. Cash buyers only due to the short lease of 54 years. The property needs modernising and offers clear scope for refurbishment. The ground floor provides a reception room and a kitchen/diner, while upstairs are three bedrooms and a family bathroom. Externally, there are gardens to the front and rear, together with a driveway and garage. The property has an EPC rating of D and falls within Council Tax Band B.

Location

Thorpe Hesley is a village on the northern side of Rotherham, with local amenities including convenience stores, pubs and primary schools in the surrounding area. Nearby countryside and green spaces around the village offer opportunities for walking and outdoor recreation. Road links are a particular advantage, with convenient access to the M1 via Junction 35 or 35A, providing routes towards Sheffield, Leeds and beyond. Bus services run through Thorpe Hesley towards Rotherham and Sheffield, offering public transport connections for commuting or leisure. Rotherham town centre provides a

wider range of shops, services and secondary education options, while Sheffield city centre, accessible by road and public transport, offers further retail, employment and cultural facilities. This property may appeal to buyers looking for a project in a village setting within reach of major urban centres.

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 buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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. 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. 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.

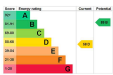
Hallway

Lounge

14'8" x 14'1" (4.47m x 4.3m)

Kitchen/Diner

14'8" x 10'10" (4.47m x 3.3m)



For full EPC please contact the branch.

Landing

Bedroom One

15'9" x 8'4" (4.8m x 2.54m)

Bedroom Two

9'1" x 8'4" (2.77m x 2.54m)

Bedroom Three

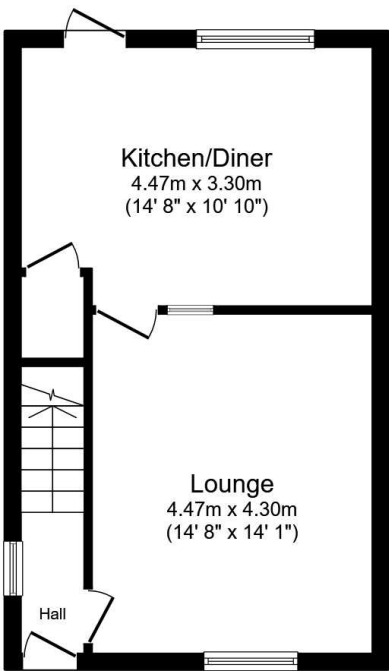
10'8" x 5'11" (3.25m x 1.8m)

Bathroom

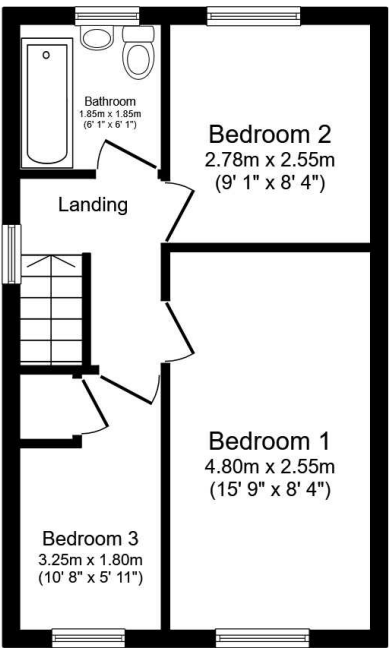
6'1" x 6'1" (1.85m x 1.85m)

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All Measurements



Ground Floor



First Floor

Total floor area: 73.8 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](https://www.propertybox.io)