

BARBER STREET, PADFIELD, GLOSSOP



AUCTION GUIDE £230,000

***For sale by Unconditional Online Auction. ***

Nestled in Padfield, Glossop, this freehold three-bedroom home on Barber Street seamlessly combines modern living with traditional charm. The main reception room overlooks the garden, complemented by a conservatory, study, cloakroom, and spacious kitchen. Upstairs, three bedrooms include a principal bedroom with an en-suite and stunning views.

Totalling approx 1,315sqft, this property, built circa 2000, presents an opportunity for updates and cosmetic repairs.

Note Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

Draft Sales Details These sales details are awaiting vendor approval.
Tenure: Freehold
EPC Rating: C

** Please refer to full set of details for terms of the auction **

• FOR SALE BY UNCONDITIONAL ONLINE AUCTION. • 3 BEDROOM DETACHED HOME • EN-SUITE TO PRINCIPLE BEDROOM • LARGE SITTING ROOM • CONSERVATORY AND STUDY • GARDEN/COUNTRYSIDE VIEWS • SPACIOUS ACCOMMODATION • TERRACE AND LARGE GARDEN • VILLAGE LOCATION WITH PARKING • COUNCIL TAX BAND: C EPC RATING: C







Terms:
Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.













Location











01202 289000

www.danehurst.co.uk