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FOR SALE

ATWO STOREY END OF TERRACE BRICK BUILT COMMERCIAL/RESIDENTIAL PROPERTY



- **Ideal for residential conversion/renovation subject to planning**
- **Good investment opportunity**
- **Very convenient location**

2/4 LOCKWOOD ROAD
GOLDTHORPE
SOUTH YORKSHIRE
S63 9JY

T: 0113 246 0071

St Mark's House, 1 St Mark's Avenue, Leeds, LS2 9BN
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Ref (2)

2/4 Lockwood Road, Goldthorpe,
South Yorkshire S63 9JY

LOCATION

The property is situated just off the High Street, in a principally residential area of Goldthorpe which is a well populated town located on the A635 midway between Barnsley and Doncaster.

The property is located at the junction of Lockwood Road and Main Street.

DESCRIPTION

The property is of two storey brick construction beneath a pitched blue slate roof, and has not been used for many years. We believe that in the past, the property has been used for a combination of residential and commercial purposes, although it would now appear ideal for conversion into residential dwellings, subject to the necessary consents being obtained.

ACCOMMODATION

Gross internal floor area is **650 sq.ft.** per floor, or thereabouts.

SERVICES

The vendors have no information with regard to the services available to the property, and the purchasers must make their own enquiries with the appropriate statutory bodies.

PLANNING

We believe the property is suitable for residential conversion/renovation, although interested parties are advised to make their own checks with the local Planning Authority, Rotherham M.B.C. Tel: (01709) 382121.

TENURE

Freehold.

PRICE

Offers in the region of **£65,000 (Sixty Five Thousand Pounds)**

VAT

The property is elected for VAT purposes.

Towlers for themselves and the vendor and the lessor of this property for whom they act give notice that i) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract ii) Towlers cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contined herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy iii) rents and/or prices quoted in these particulars may be subject to VAT in addition iv) Towlers will not be liable in negligence or otherwise for any loss arising from the use of these particulars v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

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