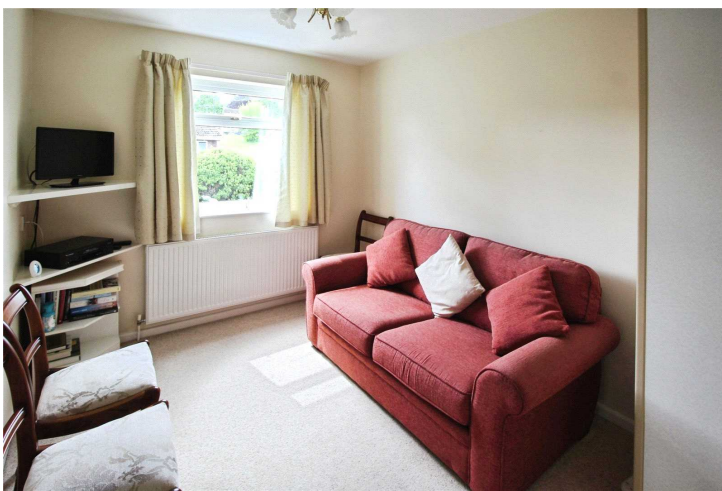




Milgrove Crescent, High Green,
Sheffield, S35

Guide Price: £150,000

Tenure: Leasehold



your-move.co.uk

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Guide Price: £150,000 Tenure: Leasehold

Council Tax Band: C
EPC Rating: D
Local Authority:

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

Start Bids Of £150,000For Sale Via Modern Auction***CASH BUYES ONLY***A neutrally decorated 2-bedroom detached bungalow in High Green, Sheffield, offered chain free with a 54-year lease, featuring a lounge with fireplace, traditional kitchen, refurbished shower room, garden, parking, garage, and access to local amenities, transport links and schools, making it ideal for couples seeking practical single-level living.

Overview
Start Bids Of £150,000For Sale Via Modern Auction***CASH BUYES ONLY***This neutrally decorated 2-bedroom detached bungalow is offered for sale in the High Green area of Sheffield, available chain free and with a short lease of 54 years. The accommodation includes a lounge with fireplace, a kitchen fitted with traditional units, space for appliances and access to the rear porch. A refurbished shower room, and two double bedrooms, one benefiting from fitted wardrobes. Outside, the property features a garden, parking and a single garage. The EPC rating is D and the council tax band is C. Offers regarding furniture will be considered, including a three-seater sofa and upright armchair, dining table and chairs, bed settee, TV and stand. High Green provides a range of local amenities including shops, cafés and everyday services, with further facilities available in nearby Chapeltown and Sheffield. There are accessible green spaces in the surrounding area, offering opportunities for walking and recreation. Public transport links are within reach, with Chapeltown railway station typically around a 10–15 minute drive away, offering services towards Sheffield in around 10–15 minutes and to Leeds in approximately 40–50 minutes, subject to timetable. Local bus routes connect High Green with Sheffield city centre and neighbouring districts. Road links to the M1 provide further access to regional destinations. Local primary and secondary schools serve the High Green area, making this bungalow suitable for couples seeking established community facilities alongside practical single-level living.

Hallway
A door to the front leads into welcoming hallway. With two storage cupboards one housing the hot water tank.

Lounge/Diner
16'9" x 11'2" (5.1m x 3.4m)
Being dual aspect with windows to the front and rear which allows for ample natural light to flow into the room. The focal point of the room is the feature fireplace with inset eclectic fire.

Kitchen
6'7" x 10'2" (2m x 3.1m)
Fitted with a traditional range of wall and base units with roll edge work surfaces. Included in the kitchen is the gas cooker, washing machine and fridge/freezer. There is an integrated sink with drainer and mixer tap over and the boiler is located in the kitchen. Having a window to the side and a door into the rear porch.

Rear Porch
Currently used a little sun room by the current owner as it enjoys views over the rear garden.

Bedroom One
11'6" x 10'2" (3.5m x 3.1m)
Fitted with a matching range of fitted wardrobes with overhead cupboards and drawers. There is a window to the side.

Bedroom Two
11'6" x 8'2" (3.5m x 2.5m)
Having a window to the front

Shower Room
4'7" x 8'6" (1.4m x 2.6m)
A white suite comprising of a low level w/c, sink inset into a vanity unit with cupboard below and shower unit with glass shower screen. The walls are tiled and there is a window to the front.

Garage
16'5" x 8'6" (5m x 2.6m)
Having an up and over door to the front, power and lighting and door to the rear garden.

Outside
The bungalow is sat on a delightful corner plot with access to all sides.

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.



For full EPC please contact the branch.

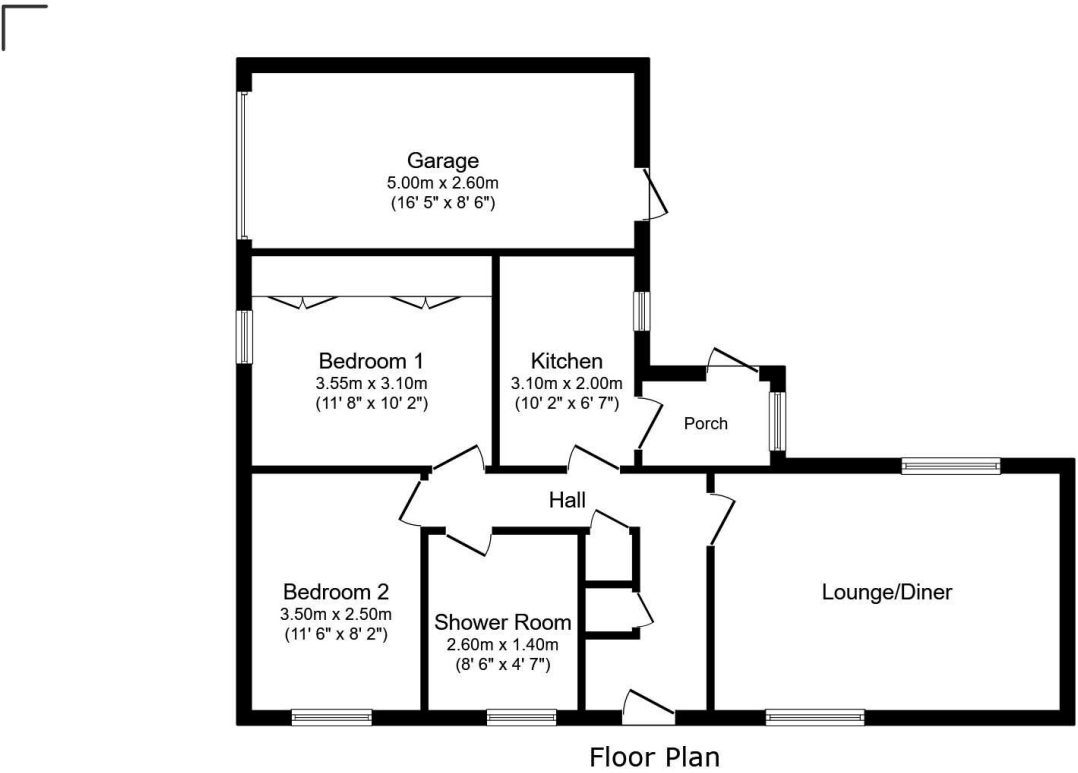
The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements. The Partner Agent 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.

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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.

Exemption Clause



Total floor area: 77.7 sq.m. (837 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

