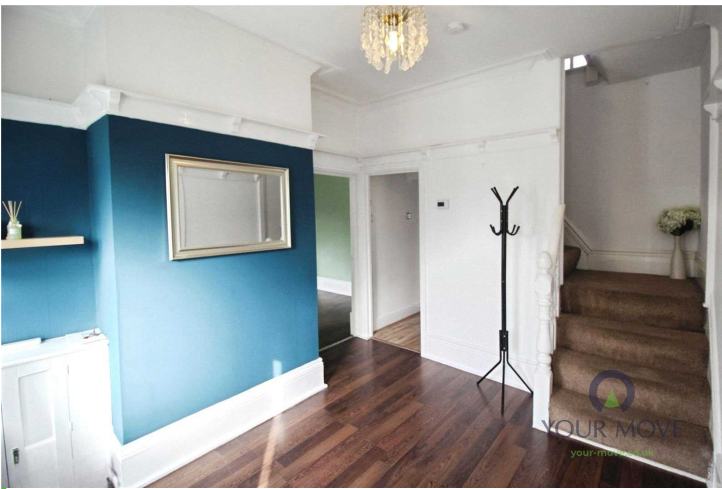




Barnsley Road, Sheffield, S5

Guide Price: £230,000

Tenure: Leasehold



your-move.co.uk

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Council Tax Band: B
EPC Rating: D
Local Authority: Sheffield City Council

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

Start Bids of £230,000Sold Via Modern Method Of Auction***Immaculate four-bedroom detached house for sale in a popular Sheffield area, offering three reception rooms including a conservatory, a modern kitchen, parking, recent roof and boiler upgrades, strong transport links to the city centre and key amenities, and chain-free sale with lapsed planning permission for conversion into four apartments, appealing to both families and investors.

Hallway

9'6" x 10'6" (2.9m x 3.2m)
This grand and welcoming hallway gives a great first impression of the property. With high ceilings fitted with traditional architraves, useful storage and stairs rising to the first floor.

Lounge

4.09 x 10'6" (4.09 x 3.2m)
Having windows to the front and side, radiator and carpeted flooring.

Dining Room

12'10" x 8'6" (3.9m x 2.6m)
Having a window to the front, radiator and carpeted flooring.

Kitchen

15' x 8'10" (4.57m x 2.7m)
Fitted with a modern range of wall and base units with quartz worktops and breakfast bar. There is an array of integrated appliances including: gas hob with extractor over, eye level oven, grill and microwave, dishwasher, tall fridge and freezer. There is a sink with mixer tap over, hidden sockets, window to the rear and door into the conservatory. There is a

useful storage cupboard and a door into the utility.

Utility Room

7'6" x 7'4" (2.29m x 2.24m)
Fitted with a range of wall and base units, there is a free standing washing and the boiler is located in the utility room. Having a window to the rear and door into rear porch. The rear porch gives access to the garden and there is a useful storage cupboard ideal for the coats and shoes

Conservatory

8'6" x 11'6" (2.6m x 3.5m)
Having wood effect flooring, windows to the all sides and French doors opening onto the rear garden.

Landing

Bedroom One

16'6" x 9'10" (5.03m x 3m)
Having windows to the front and side, radiator, carpeted flooring and free standing bedroom furniture

Bedroom Two

9'6" x 9'6" (2.9m x 2.9m)
Having a window to the front, radiator, carpeted flooring and free standing bedroom furniture.

Bedroom Three

7'7" x 10'2" (2.3m x 3.1m)
Having a window to the rear, radiator and carpeted flooring,

Bedroom Four

7'7" x 10'2" (2.3m x 3.1m)
Having a window to the front, radiator and carpeted flooring

Bathroom

9'6" x 6'3" (2.9m x 1.9m)
A white suite comprising of a low level w/c, sink with vanity unit below, bath with shower

over and glass shower screen. The walls and floor are fully tiled and there is a window to the rear

Outside

The property is sat in elevated position with steps leading up to the front door. There is a driveway with drop kerb to the front. The rear garden is laid mainly to lawn with a decking area.

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.



For full EPC please contact the branch.

