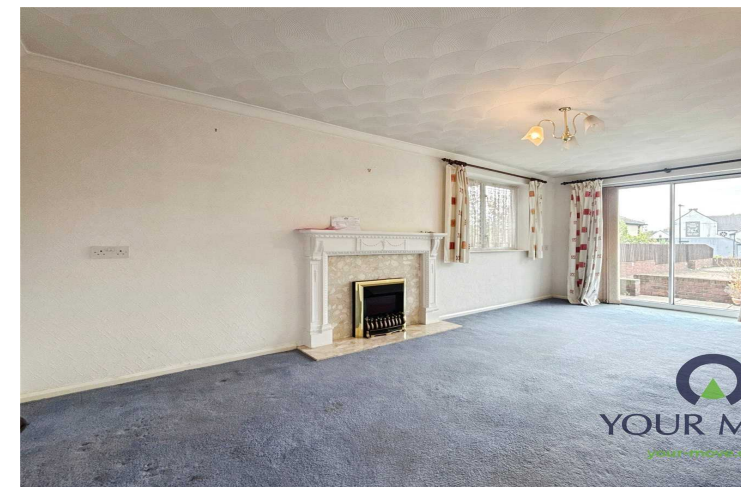




Warren Lane, Chapeltown,
Sheffield, S35

Asking Price: £110,000

Tenure: Leasehold

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Warren Lane, Chapeltown, Sheffield, S35
Asking Price: £110,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
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 £110,000****For sale via modern auction. A neutrally decorated, two-bedroom ground floor flat in an over-55s development in Chapeltown, Sheffield, offering communal facilities, strong transport links and local amenities, no-pets policy, EPC C, Council Tax Band A, and good rental potential.

Overview

This two-bedroom ground floor flat is offered for sale in Chapeltown, Sheffield, within an over 55s development. Neutrally decorated throughout, the property provides a practical layout with a lounge featuring a fireplace, a traditional fitted kitchen, and a three-piece shower room with shower over. Both bedrooms are doubles, with the main bedroom benefiting from fitted wardrobes. The property holds an EPC rating of C and falls within Council Tax Band A. Residents have use of a communal lounge and kitchen, communal gardens and a laundry room, supporting an active and sociable environment. The development operates a no pets policy and is suitable for over 55s only, making it particularly appropriate for those seeking more supported later-life living or investors targeting this specific market. The flat is also noted as having good rental potential and is being offered via modern auction sale.

Location

Chapeltown offers a range of local amenities including supermarkets, independent shops, cafés and essential services on and around the high street. Nearby green spaces such as Chapeltown Park provide opportunities for walking and leisure. Public transport links are a key benefit of this location. Chapeltown railway station offers services to Sheffield in

around 10–15 minutes and to Barnsley and Leeds, making regional travel straightforward. There are also regular local bus services connecting Chapeltown to surrounding districts and Sheffield city centre, while access to the M1 is convenient for drivers. This combination of amenities and transport options supports both comfortable day-to-day living and strong investment prospects.

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.

Entrance Hall

Living Room/Dining room
9'9" x 16' (2.97m x 4.88m)

Bedroom One
8'10" x 16' (2.7m x 4.88m)



For full EPC please contact the branch.

Bedroom Two
9'10" x 10'6" (3m x 3.2m)

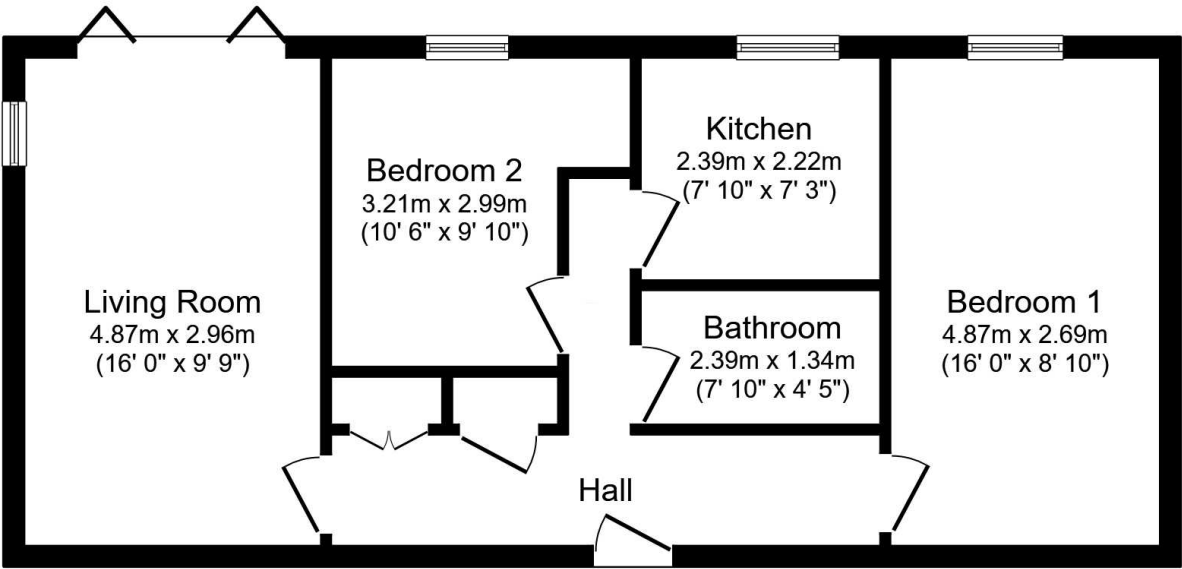
Bathroom
7'10" x 4'5" (2.4m x 1.35m)

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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.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

Total floor area: 55.2 sq.m. (594 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

