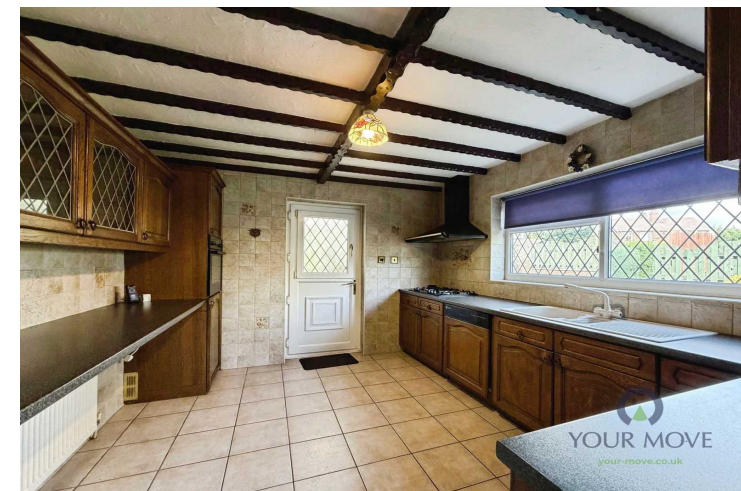
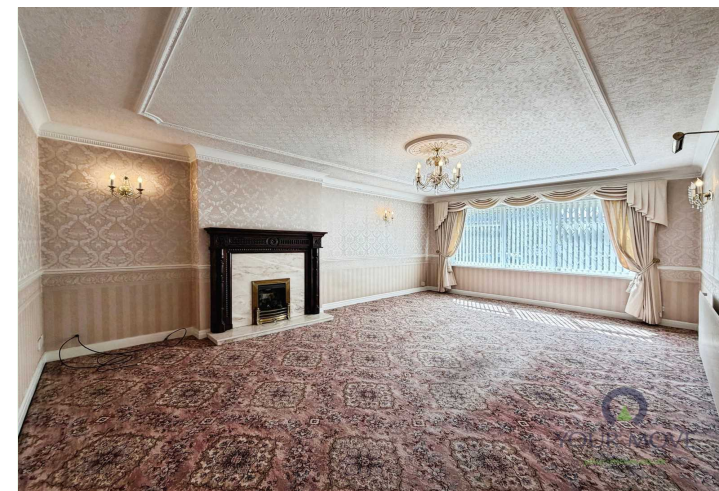




Sussex Road, Chapeltown,
Sheffield, S35

Guide Price: £260,000

Tenure: Freehold



your-move.co.uk

Sussex Road, Chapeltown, Sheffield, S35
Guide Price: £260,000 Tenure: Freehold

Council Tax Band: E
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

For sale via modern method of auction with start bids of £260,000. A four-bedroom detached dormer-style house in Chapeltown, Sheffield, requiring modernisation, with three reception rooms (including a conservatory and separate dining room), three bathrooms, a fitted kitchen and a garage, well located for local amenities, rail links and road access to Sheffield, Leeds and the wider region.

Main description

This four-bedroom detached house is offered for sale in Chapeltown, Sheffield, and requires modernising, presenting a good opportunity for buyers wishing to update a property to their own specification. The ground floor provides three reception spaces, including a conservatory and a separate dining room, offering flexible areas for everyday living and entertaining. There is also a fitted kitchen and three bathrooms, supporting family use or visiting guests. The property is understood to be a dormer-style house and benefits from a garage, providing additional storage or parking.

Location

Chapeltown offers a range of local amenities, including supermarkets, independent shops and services around the town centre. There are several schools in the wider area, along with local parks and green spaces offering opportunities for walking and recreation. Chapeltown railway station provides regular services to Sheffield, with typical journey times of around 15 minutes, and to Leeds in approximately 40–45 minutes, making the location suitable for commuters to both cities. Road links are convenient, with access to the A61 and M1 for travel across South and West

Yorkshire. The property’s position in Chapeltown places it within reach of cafés, pubs and everyday facilities, as well as further leisure, retail and cultural amenities available in Sheffield city centre. This detached house offers scope for updating in a well-connected suburban setting.

Dining Room

11'7"x 14'3" (3.53mx 4.34m)

Kitchen

10'4"x 11'9" (3.15mx 3.58m)

Living Room

14'x 19'7" (4.27mx 5.97m)

WC

3'3"x 5'4" (1mx 1.63m)

Bedroom Two

10'4"x 15'9" (3.15mx 4.8m)

Bedroom Three

7'9"x 11'5" (2.36mx 3.48m)

Bedroom Four

6'3"x 11'5" (1.9mx 3.48m)

Bedroom One

11'9"x 12'11" (3.58mx 3.94m)

En suite

6'6"x 6'3" (1.98mx 1.9m)

Bathroom

8'8"x 7'4" (2.64mx 2.24m)

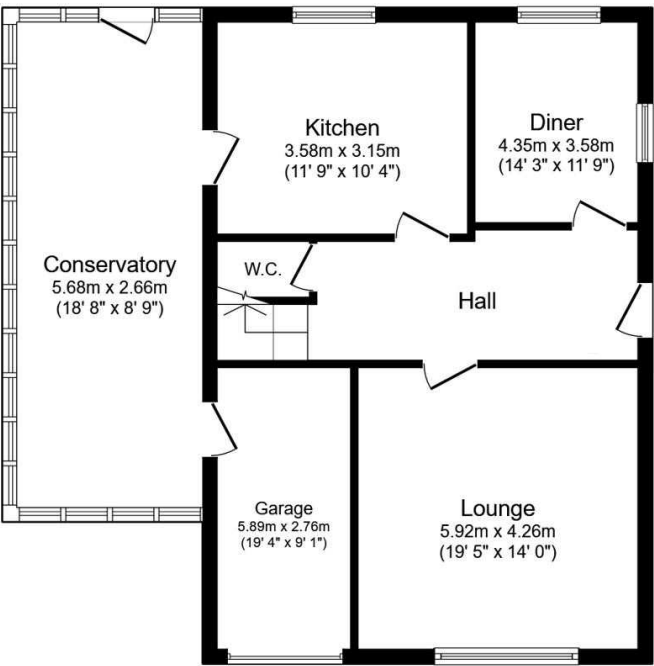
Auctioneers Comments

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

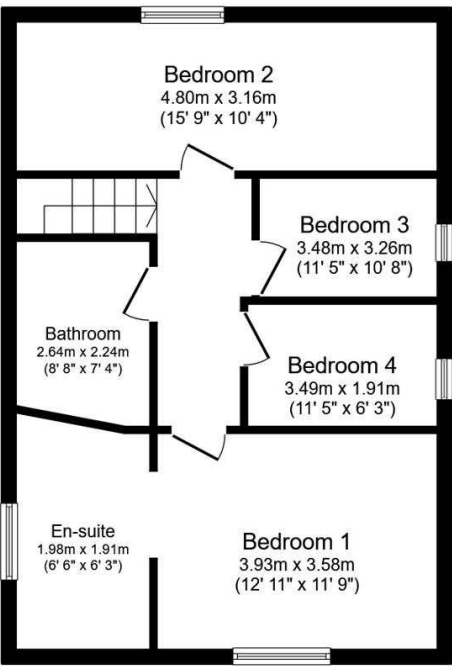
iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence 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.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 127.4 sq.m. (1,371 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

