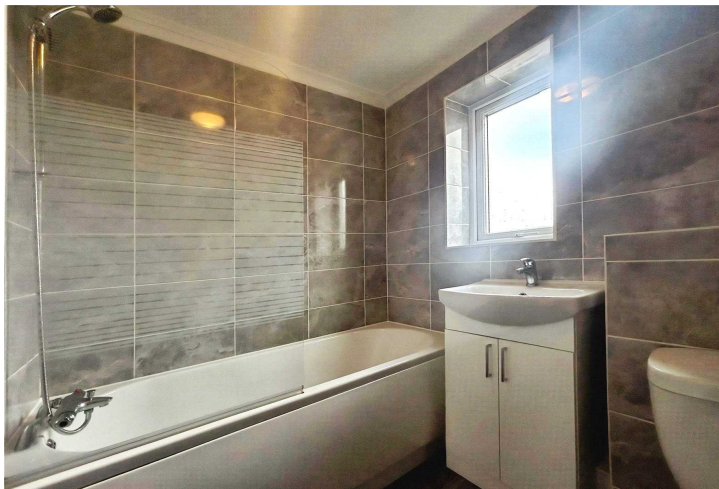




Chapel Road, Chapeltown,
Sheffield, South Yorkshire, S35

Guide Price: £170,000

Tenure: Leasehold



your-move.co.uk

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Council Tax Band: A
EPC Rating: D
Local Authority: Sheffield Council

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

Offered For Sale Via The Modern Method Of Auction, Start Bids £170,000. This three-bedroom end terraced house is for sale in Chapeltown, Sheffield, offering a neutrally decorated interior and a practical layout suited to first-time buyers and families. Set on a corner plot, the property includes a single garage and an extended kitchen with dining space, enhancing both storage and everyday functionality. The ground floor features two reception rooms: a lounge with fireplace and a separate dining room, providing defined areas for relaxation and family meals. The refurbished bathroom adds a modern finish to the accommodation. Upstairs, there are two double bedrooms and one single bedroom, offering flexible sleeping or home office options. Chapeltown benefits from a range of local amenities including supermarkets, independent shops, cafés and everyday services in and around the high street. Nearby parks and green spaces provide opportunities for outdoor recreation, walking and play areas. Public transport links are a key advantage, with Chapeltown railway station offering services to Sheffield in around 10–15 minutes and to Leeds in under 50 minutes, making this a suitable base for commuters. Regular bus routes also connect the area with Sheffield city centre and surrounding districts. The property falls within Council Tax Band A and has an EPC rating of D. Local schools in Chapeltown and the wider S35 area make this location practical for families seeking access to education, while road links via the A61 and M1 provide convenient connections across South Yorkshire and beyond. This chain-free home presents a straightforward opportunity to purchase in a sought-after residential location.

Living Room
12'10" x 24'3" (3.9m x 7.4m)
A lovely spacious lounge with views over the front garden and open plan access to the dining room.

Dining Room
8'2" x 24'3" (2.5m x 7.4m)
A lovely dining area with bay window overlooking the rear garden.

Kitchen
11'2" x 18'8" (3.4m x 5.7m)
An extended kitchen giving plenty of room for cooking and eating. With electric oven and plumbed for washing machine there's loads of space in the light wood wall and floor units which are complimented by a contrasting black worktop.

Landing
A spacious landing area with built-in storage and access to the three bedrooms and the family bathroom as well as access to the loft space.

Bedroom One
9'10" x 11'6" (3m x 3.5m)
A spacious front facing bedroom with plenty of space for double bed.

Bedroom Two
10'6" x 8'10" (3.2m x 2.7m)
A second double bedroom with views overlooking the rear garden and with laminated flooring.

Bedroom Three
7'10" x 5'7" (2.4m x 1.7m)
A great bedroom which will be ideal as a nursery, Childs bedroom, or at home office.

Bathroom
5'3" x 6'3" (1.6m x 1.9m)
A part tiled family bathroom with white suite and shower over the bath.

Garden
Front garden with lawn and hedge and a rear garden, enclosed, low maintenance and with fishpond.

Parking
A garage with driveway for off-road parking.

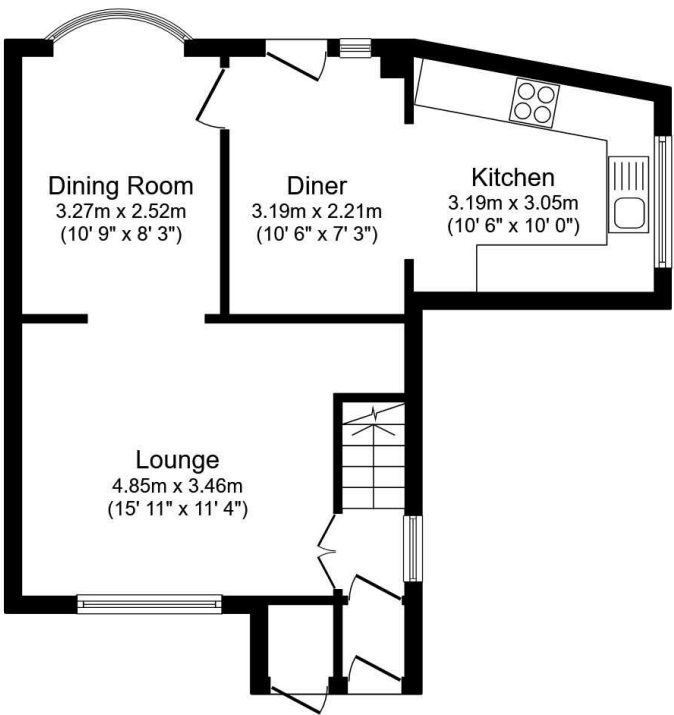
Auctioneers Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract 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.



For full EPC please contact the branch.

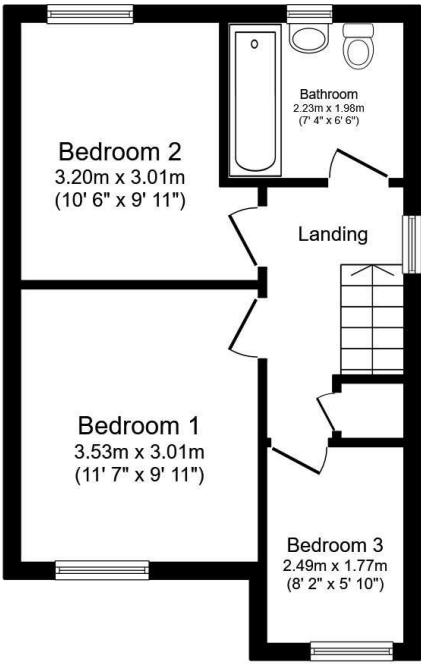
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need 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.

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Ground Floor

Total floor area 79.0 sq.m. (850 sq.ft.) approx



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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