



Broad Bridge Close, Kiveton Park Sheffield S26 6SN

welcome to

Broad Bridge Close, Kiveton Park Sheffield

READY TO MOVE IN! Immaculately presented TWO bedroom DETACHED BUNGALOW with OFF ROAD PARKING and enclosed REAR GARDEN..
Offered for sale with NO UPWARD CHAIN!!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Side facing double glazed door leading into hallway having laminate flooring, two storage cupboard with one housing combi boiler. Central heating radiator.

Lounge

Having a continuation of the laminate flooring. Gas fire with surround, three front facing double glazed windows and two central heating radiators.

Kitchen

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer with

side double glazed window above. Built in electric oven and electric hob, plumbing for washing machine and space for fridge freezer. Tiling to splash back areas and vinyl flooring.

Bedroom One

Rear facing double glazed window and central heating radiator.

Bedroom Two

Rear facing double glazed French doors leading onto rear garden and central heating radiator.

Shower Room

Three piece suite with low flush WC, floating wash hand basin and walk in shower enclosure. Full tiling to walls and tiled flooring. side facing double glazed window and heated towel rail.

Outside Space

Lawned garden to the front with pebbled borders and a range of bushes and plants. Driveway allowing parking for several vehicles leading to the side of the property. Laid to lawn garden to the rear with further stone patio seating area and storage shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT PLOT
- MODERN THROUGHOUT

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107988 - 0009

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