



Woodsetts Road, North Anston Sheffield S25 4EQ

welcome to

Woodsetts Road, North Anston Sheffield

ATTENTION FAMILIES! EXTENDED FOUR bedroom SEMI DETACHED home in the popular area of North Anston with OFF ROAD PARKING and GARAGE. Offered for sale with NO UPWARD CHAIN! ***GUIDE PRICE - £270,000***



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

Wood flooring, central heating radiator, two front facing double glazed windows and front facing double glazed UPVC entrance door.

Cloakroom

Tiled flooring, low flush WC, wash hand basin, heated towel rail and shower cubicle.

Lounge

Carpet flooring and central heating radiator.

Dining Room

Carpet flooring, central heating radiator and front

facing double glazed window.

Kitchen / Sitting Room

Fitted kitchen with a range of units set above and below worksurfaces incorporating breakfast bar, sink & drainer, dishwasher, fridge freezer, cooker and storage cupboard. Wood flooring, two central heating radiators, two rear facing double glazed windows, two velux windows and rear facing double glazed patio doors giving lots of light and a homely feel!

Utility Room

Fitted units incorporating washing machine, central heating radiator and tiled flooring.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring.

Bedroom One

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed window. Access to loft space.

Bedroom Two

Carpet flooring, central heating radiator, fitted wardrobes and rear facing double glazed window.

Bedroom Three

Carpet flooring, two central heating radiators, front facing double glazed window, rear facing double glazed window.

Bedroom Four

Carpet flooring, central heating radiator and front facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with mains shower over. Tiled flooring, full wall tiling, heated towel rail, storage cupboard and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles whilst to the rear is a patio seating area and lawned garden with mature trees, bushes and plants.

Garage

Integral garage with power, lighting and manual up & over door.



view this property online williamhbrown.co.uk/Property/DGT107935



welcome to

Woodsetts Road, North Anston Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS 04/08/26 11AM
- OFF ROAD PARKING

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

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107935



Property Ref:
DGT107935 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk