



Meynell Road, Sheffield S5 8GL

welcome to

Meynell Road, Sheffield

Two bedroom end-terraced property would be ideal for first time buyers and is well-placed for local amenities as well and public transport links. The property has a lounge, breakfast kitchen and conservatory. Bathroom and two bedrooms. Rear garden and driveway.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

With a side facing door, stairs which rise to the first floor and access to the lounge.

Lounge

With a front facing double glazed window, coving to the ceiling, a central heating radiator, wall light points, a feature fireplace, an unstairs storage cupboard and access to the kitchen.

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric oven, plumbing for a washing machine and space for dryer and American style fridge-freezer. There is splashback tiling, laminate flooring, a central heating radiator, a wall mounted boiler, coving to the ceiling, rear and side facing double glazed windows and a galzed door through to the conservatory.

Conservatory

With rear and side facing double glazed windows and rear facing French doors which lead out to the rear garden.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is splashback tiling, tiled flooring, a heated towel rail and rear facing obscure double glazed window.

Outside

To the front of the property there is a tarmac driveway providing off road parking whilst to the rear there is an enclosed lawned garden with paved patio areas, a decked patio and garden shed.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Meynell Road, Sheffield

- End terrace property
- Two bedrooms
- Driveway
- Ideal for first time buyers
- Good access to local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115475 - 0003

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



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)