

Rectory Road,Killamarsh Sheffield S21 1DP

william h brown

welcome to

Rectory Road,Killamarsh Sheffield

Three bedroom semi detached property available to the market with no chain and well placed for all the village amenities Killamarsh has to offer. Occupying a generous plot with gardens to three side, this may ideally suit an investor. CASH OFFERS INVITED!

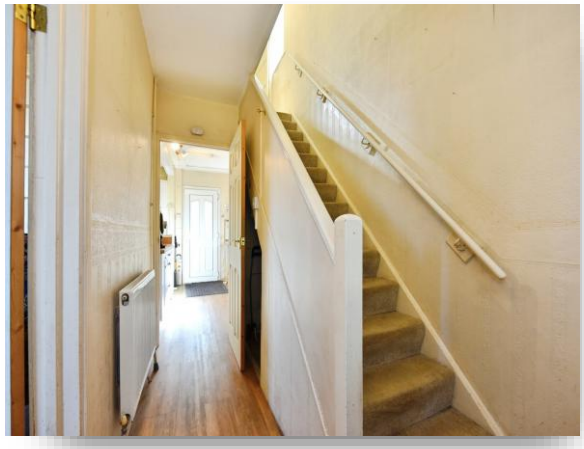












Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (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
With a front facing composite front door, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

Lounge
With a front facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace with marble hearth.

Kitchen Diner
Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap and coordinated splashback. There is an electric hob, a double eye level electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is a side facing double glazed window and a rear facing door to the rear garden. Within the dining area there is a rear facing double glazed window, laminate flooring which continues from the kitchen and a central heating radiator.

First Floor Landing
With a side facing double glazed window and a central heating radiator.

Bedroom One
With a rear facing double glazed window, a central heating radiator, two useful storage cupboards and access to the loft via a hatch.

Bedroom Two
With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Three
With a front facing double glazed window and a central heating radiator.

Family Shower Room
With a wash hand basin, a shower cubical with shower, a central heating radiator and a rear facing obscured double glazed window.

W.C
Fitted with a low flush W.C.

Outside
To the front of the property, there is a mature lawned garden with a pathway leading to the front entrance door and a side gate, which provides access to the generous side and rear gardens.

The gardens are mainly laid to lawn and benefit from a range of mature hedging around the perimeter, creating a private and well-screened outdoor space.

Agent's Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Rectory Road, Killamarsh Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cash offers invited
- Three bedroom semi detached

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

guide price

£60,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115142

The Property Ombudsman

Property Ref:
CPK115142 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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