



Harrogate Road, Swallownest Sheffield

welcome to

Harrogate Road, Swallownest Sheffield

This three-bedroom detached home offers a living/dining area, contemporary kitchen, conservatory, three bedrooms, and a bathroom. Outside, there is a low-maintenance rear garden, driveway, and garage. Ideally located in Swallownest, close to amenities.



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.

Porch

Having a radiator and front entrance door.

Living Room / Dining Area

Having a front facing double glazed bay window, two radiators and stairs leading to the first floor accommodation. French doors providing access to the conservatory. Space for a dining area.

Conservatory

Having a range of double glazed windows and french doors providing access to the rear garden.

Kitchen

Having a range of sleek black wall and base units with an inset sink. An integrated oven and gas hob with an extractor hood. A rear facing double glazed window.

Landing

Having a side facing double glazed window and loft hatch.

Bedroom One

Having a rear facing double glazed window and a radiator.

Bedroom Two

Having a front facing double glazed window and a radiator.

Bedroom Three

Having a rear facing double glazed window and a radiator.

Bathroom

Having a front facing double glazed window, WC and sink. Bath suite with a shower above.

Garden

Having a low maintenance rear garden with a gravel patio and a decked seating area.

Garage

Providing off-street parking.

Agents Note

Please note that the AML fee covers 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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Detached property

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115293 - 0004

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