

Leasehold

Guide Price: £135,000

Findon Street, Sheffield, South
Yorkshire, S6



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

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A spacious and characterful, three bedroom middle terrace property that is perfectly placed to access all that Hillsborough has to offer along with fantastic links to Sheffield City centre, universities and hospitals. The accommodation briefly comprises a bay windowed lounge, dining room and kitchen To the first floor is a landing, two bedrooms and a bathroom. To the second floor is a landing and a double bedroom. Outside, there is a small forecourt and rear yard. Viewing is highly recommended! Call Lincoln Ralph today!

Lounge 3.63 x 3.46. (The latter measurement increase to 4.10 into the bay) Having a fire surround with a marble effect hearth and back incorporating a living flame gas fire. There is decorative coving to the ceiling, front facing UPVC double glazed bay window and a radiator. A door opens to the dining room.

Dining Room 4.80 x 3.62. A spacious room with a storage cupboard, rear facing UPVC double glazed window and access to a cellar. Stairs rise to the first floor landing and a door opens to the kitchen.

Kitchen 2.39 x 1.84. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine along with space for a fridge freezer. Having tiling to walls, side facing UPVC double glazed window and UPVC double glazed entrance door.

Landing Stairs rise to the first floor landing and doors open to the first floor bedrooms and bathroom.

Bedroom 1 3.65 x 3.56. Front facing UPVC double glazed window, cupboard and a radiator.

Bedroom 2 3.10 x 2.13. Rear facing UPVC double glazed window and a radiator.

Bathroom 3.09 x 1.42. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window, cupboard and a radiator.

Second Floor Landing Having a cupboard and a door opens to the bedroom.

Bedroom 3 4.53 x 2.76. Having a rear facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Outside To the front is a small forecourt. At the rear is an open, patterned concrete yard.

AUCTION NOTES This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

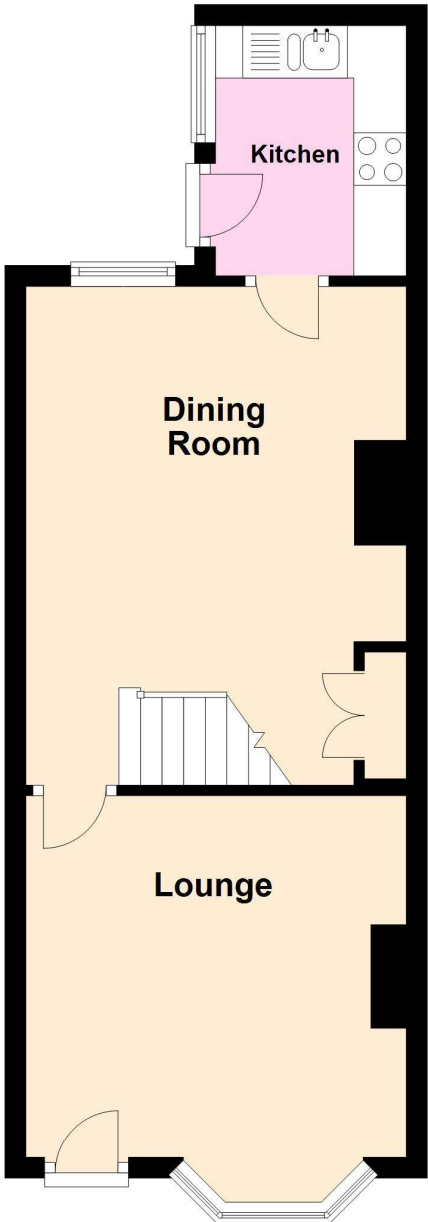


- Spacious terraced property
- Three bedrooms
- Two reception rooms
- Popular location
- Perfectly placed for Hillsborough
- Good access to Sheffield City centre
- Viewing is recommended!

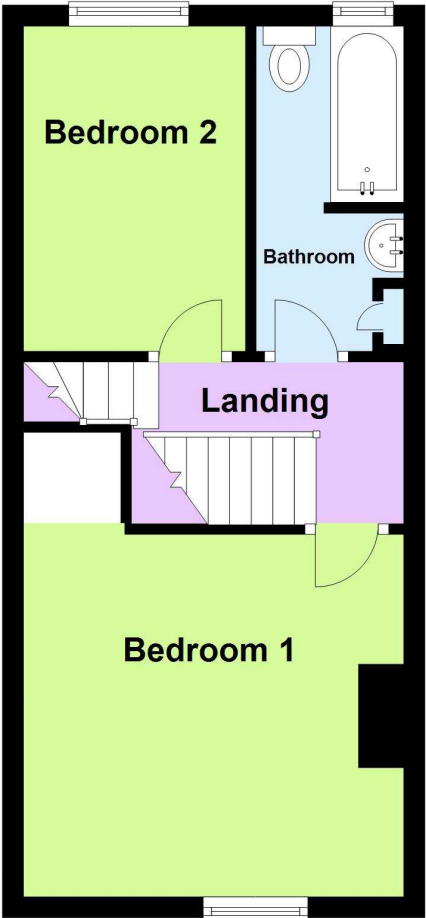
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

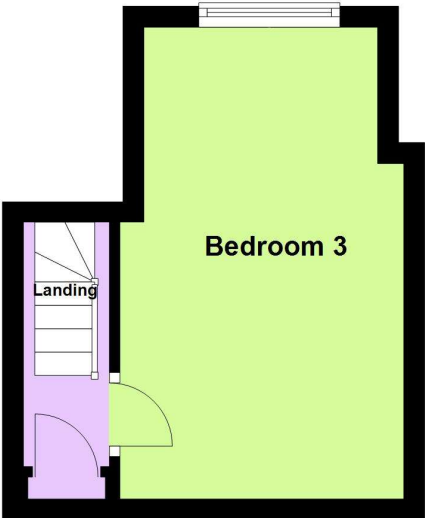
Ground Floor



First Floor



Second Floor



This plan is used for illustration purposes only
Plan produced using PlanUp.