



Boundary Road, Wybourn Sheffield S2 5FE

welcome to

Boundary Road, Wybourn Sheffield

Great investment opportunity for this two bedroom end terrace property which has great access to local shops, schools as well as Sheffield City Centre. The property is available to the market with no chain. Call today to arrange your viewing slot.



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.

Hall

Having a side entrance door, radiator and stairs leads to the first floor accommodation.

Lounge

Front facing double glazed window and radiator. Understairs cupboard which houses the boiler.

Dining Kitchen

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Five ring gas hob with extractor above and electric oven. Space and plumbing for washing machine and dish washer. Rear facing double glazed window and

radiator. A door leads to the garden.

Landing

Loft access can be obtained.

Bedroom One

Front facing double glazed window and radiator.

Bedroom Two

Rear facing double glazed window and radiator.

Bathroom

Suite comprising bath with mixer tap, wc and wash hand basin. Rear facing double glazed window and heated towel rail.

Garden

To the rear of the property is lawned garden,



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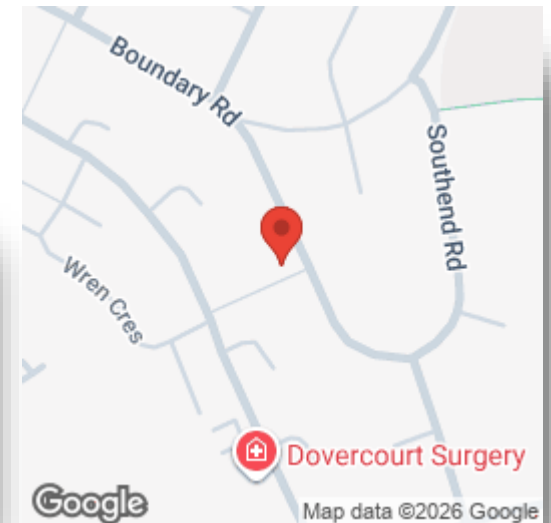
Boundary Road, Wybourn Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terrace property
- Two bedrooms

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

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115200 - 0004

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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.



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