



Haydock Chase, Dinnington Sheffield S25 3AP

welcome to

Haydock Chase, Dinnington Sheffield

DETACHED FAMILY HOME, conveniently located to Dinnington offered FOUR BEDROOMS, BATHROOM AND ENSUITE. Over three levels, garage and enclosed rear garden. OFFERED FOR SALE WITH NO CHAIN, EARLY VIEWINGS RECOMMENDED.



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

Front double glazed composite door, tiled flooring, central heating radiator and storage cupboard.

Cloakroom

Fitted with a wc, wash hand basin, central heating radiator and vinyl flooring.

Kitchen

Fitted with a range of wall and base units, sink and drainer unit, built in dishwasher, electric oven and hob. Having space for a fridge freezer and plumbing for a washing machine. Rear facing double glazed French doors leading to the garden, central heating

radiator and tiled flooring,

Dining Room

Front facing double glazed window, tiled flooring and central heating radiator.

First Floor Lounge

Three double glazed windows allow plenty of natural light into the room, central heating radiator and carpet floor covering.

Bedroom Two

Double bedroom with double glazed window and central heating radiator.

Bedroom Three

Bedroom with double glazed window and central heating radiator.

Bathroom

Fitted with bath, wc and wash hand basin, part tiled walls and vinyl flooring.

Second Floor Bedroom One

Double bedroom offers front facing double glazed window, storage cupboard and central heating radiator.

Ensuite

Shower cubicle, wc and wash hand basin, Central heating radiator, vinyl flooring and cupboard housing boiler.

Bedroom Four

Versatile room that could be used as a bedroom or office space.

External

The property benefits from solar panels, ask branch for more information. The front of the property offers a pebbled area whilst the rear of the property offers an artificial garden area which is enclosed and has a patio seating area.

Parking for the property is offered by a garage which has power and lighting,

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.



view this property online williamhbrown.co.uk/Property/DGT108021



welcome to

Haydock Chase, Dinnington Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FAMILY HOME OVER THREE LEVELS
- OFFERED WITH NO CHAIN

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108021



Property Ref:
DGT108021 - 0004

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



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk