



Olive Road, Mosborough Sheffield S20 5DH

welcome to

Olive Road, Mosborough Sheffield

This three-bedroom semi-detached property comprises: a lounge, kitchen, three bedrooms, bathroom, and garden. Situated in Mosborough, close to shops, schools, and transport links. Driveway with off-street parking. NO CHAIN



Hall

Providing access to the property via the side entrance.

Lounge

Having a front facing double glazed window and radiator.

Kitchen

Having a range of wall and base units with an inset sink. Space and plumbing for a washing machine. A rear facing double glazed window. A built in pantry.

Landing

Providing access to the loft.

Bedroom One

Having a rear facing double glazed window, radiator and wardrobe.

Bedroom Two

Having a front facing double glazed window, radiator and built in wardrobes.

Bedroom Three

Having a front facing double glazed window, radiator and built in wardrobes.

Shower Room

Having a side facing double glazed window, WC, sink basin and shower suite.

Garden

Having a rear garden.

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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welcome to

Olive Road, Mosborough Sheffield

- Three bedrooms
- Semi-detached property
- Off street parking
- Access to local amenities
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115312 - 0003

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



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk