



Leeds Avenue, North Anston Sheffield S25 4FA

welcome to

Leeds Avenue, North Anston Sheffield

OFFERED FOR SALE WITH NO CHAIN. Three bedroom semi detached family home with off street parking and garage. Located to the residential street of Leeds Avenue, the property is conveniently located for amenities together with schools and transport links and motorway connections including M18 and M1.



Entrance Hall

Accessed via a side facing entrance door, front facing double glazed window and staircase to first floor.

Lounge

Front facing double glazed window, none connected gas fire centrally situated to the room. Open plan to the dining area, central heating radiator.

Dining Room

Rear facing double glazed

Kitchen

Fitted with a range of wall and base units, sink and drainer unit, space for undercounter appliances, and space for the cooker. Rear facing double glazed window.

Utility Room

Rear facing double glazed window and entrance door. Boiler to the wall and space for undercounter appliances.

First Floor Landing

Side facing double glazed window.

Bedroom One

Double bedroom with front facing double glazed window, wardrobe to one wall, central heating radiator.

Bedroom Two

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window, central heating radiator.

Bathroom

Fitted with a bath with shower over, low flush wc and wash hand basin.

External

The front of the property offers a lawned garden and off street parking leading to a garage.
The rear of the property offers a paved patio and lawned garden, fencing and hedging encloses the garden.

Garage

Up and over door, power and lighting internally.

Agent Notes

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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- OFFERED FOR SALE WITH NO CHAIN
- SEMI DETACHED FAMILY HOME
- OFF STREET PARKING AND GARAGE
- LOCATED IDEALLY NEARBY TO AMENITIES
- ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 01 Oct 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108102 - 0002

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.



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