



Worksop Road, Swallownest Sheffield

welcome to

Worksop Road, Swallownest Sheffield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Impressive three bedroom semi detached property located in the sought after village of Swallownest. Ideal for first time buyers, the property has a lounge and dining kitchen. Enclosed rear garden and parking to the rear.



Legal Fee's Paid T's & C's

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator and a chimney breast.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is an electric hob with extractor above, an eye level electric oven and grill, an integrated dishwasher and a fridge freezer. There is complimentary splashback tiling, ample space for a dining table, spotlights to the ceiling, a rear facing double glazed window and double glazed patio doors to the rear patio and garden beyond.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with shower over. There is a heated towel rail, tiling to the walls and a rear facing obscured double glazed window.

Outside

To the front of the property there is a well-maintained lawned garden with a pathway leading to the entrance hall. To the rear the enclosed garden is mainly laid to lawn and features a raised patio area, ideal for outdoor dining and entertaining. A variety of mature shrubs and plants to the borders provide a private and secluded setting.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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Worksoop Road, Swallownest Sheffield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Impressive semi detached property
- Three bedrooms
- Modern dining kitchen
- Great access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 21 Nov 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£213,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115470 - 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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