



Retford Road, Handsworth Sheffield

welcome to

Retford Road, Handsworth Sheffield

This three bedroom semi occupies a generous corner plot and is well-placed for local amenities as well as public transport links and Motorway Links. The property is available to the market with no chain and has generous gardens, drive and garage. Lounge and dining kitchen. Viewings recommended!



Entrance Hall

With a front facing sealed unit door and stairs to the first floor.

Lounge

With a front facing double glazed bay window, coving to the ceiling and a central heating radiator.

Dining Kitchen Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven, plumbing for a washing machine, space for a fridge-freezer and dishwasher. There is splashback tiling, rear and side facing double glazed windows, a rear facing sealed unit door and an understairs storage cupboard with side facing window. The kitchen is open plan to the dining area.

Dining Area

With a rear facing double glazed bay window, a central heating radiator, space for a dining table and chairs and open plan access to the kitchen. There is also additional space for a comfortable seating area.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower

cubicle with shower. There is tiling to the walls and a rear facing obscure double glazed window.

Outside

Situated on a good sized enclosed corner plot with wrapped around lawned gardens to the front, side and rear. There are various vegetable patches, planters and paved patio areas. To the rear there is a block paved drive providing off road parking for up to three cars (access off Coalbrook Road).

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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Retford Road, Handsworth Sheffield

- GUIDE PRICE £210,000-£220,000
- Corner plot with generous wrapped around gardens
- Block paved drive for up to three cars
- Sought after area
- Dining kitchen

Tenure: Leasehold EPC Rating: D

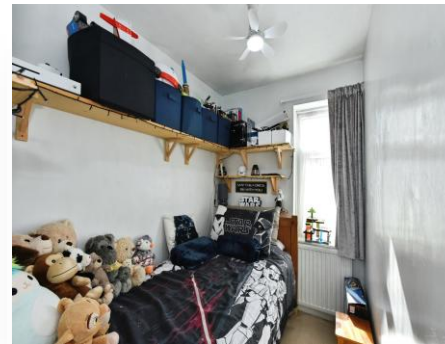
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 8.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 05 Apr 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000-£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115435 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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