



**Binsted Avenue, Sheffield**



**welcome to**

**Binsted Avenue, Sheffield**

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\* Welcoming an excellent three bedroom semi-detached house, offering excellent living accommodation throughout. This family home is located within the popular S5 postcode which has great local amenities, transport links and more.



## **Ground Floor Accommodation**

### **Lounge/Diner**

10' 11" x 22' 6" ( 3.33m x 6.86m )

With a front and rear facing windows, wooden blinds, laminate flooring, two GCH radiators and an electric fireplace with surround.

### **Kitchen**

7' 11" x 10' 9" ( 2.41m x 3.28m )

With a gas cooker and a four burning hob. additionally, there is space for free standing appliances.

## **Accommodation First Floor**

### **Landing**

With a side facing window.

### **Bedroom One**

11' 8" x 10' 10" ( 3.56m x 3.30m )

With a front facing window, a GCH radiator, a fitted wardrobe and dressing table.

### **Bedroom Two**

9' 6" x 10' 5" ( 2.90m x 3.17m )

With a rear facing window, a GCH radiator.

### **Bedroom Three**

5' 9" x 7' 8" ( 1.75m x 2.34m )

With a front facing window and a GCH radiator.

### **Bathroom**

With a bath over shower, a fully fitted wardrobe, a sink basin, a w/c and rear facing window.

## **Outside**

### **Front Garden**

Has a driveway to the side of the house and the front garden accommodates various shrubs.

### **Rear Garden**

A low maintenance rear garden with a decked area in the bottom left.



***view this property online*** [williamhbrown.co.uk/Property/SBC107410](http://williamhbrown.co.uk/Property/SBC107410)



**welcome to**

## **Binsted Avenue, Sheffield**

- GUIDE PRICE £210,000 - £220,000
- THREE BEDROOM SEMI-DETACHED HOUSE
- GREAT LIVING ACCOMMODATION THROUGHOUT
- OFF-STREET PARKING
- GOOD-SIZE REAR GARDEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Jun 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SBC107410](https://www.williamhbrown.co.uk/Property/SBC107410)



Property Ref:  
SBC107410 - 0005

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**



**01142 638012**



[BannerCross@williamhbrown.co.uk](mailto:BannerCross@williamhbrown.co.uk)



392 Psalter Lane, SHEFFIELD, South Yorkshire,  
S11 8UW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**