



Smithfield Road , Sheffield, S12 3JL

- THREE BEDROOMS
- DOUBLE CELLAR TO THE BASEMENT
- MODERN SHOWER ROOM & W.C.
- WOULD BENEFIT FROM A SCHEME OF MODERNISATION
- TWO RECEPTION ROOMS
- OFF SHOT KITCHEN & SEPARATE UTILITY
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING F

By Auction £205,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £205,000 * BIDDING CLOSSES 22 MAY AT 3PM * FEES APPLY *

A stone fronted, bay windowed detached dwelling having three double bedrooms, gas fired central heating and majority upvc double glazing. This substantial property has over 130m² of accommodation over three levels plus double cellars to the basement and would benefit from a scheme of modernisation.

The accommodation briefly comprises; side entrance lobby with stairs to the first floor, a front facing bay windowed living room and a central second reception/dining room. To the rear is the off shot kitchen with access to the cellars and a separate utility room. To the first floor is the landing, two double bedrooms, modern shower room and separate w.c. To the second floor is a further double bedroom with gable window. Externally the property is set back from the road with a driveway to the side providing off road parking. To the rear is a level, enclosed garden.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

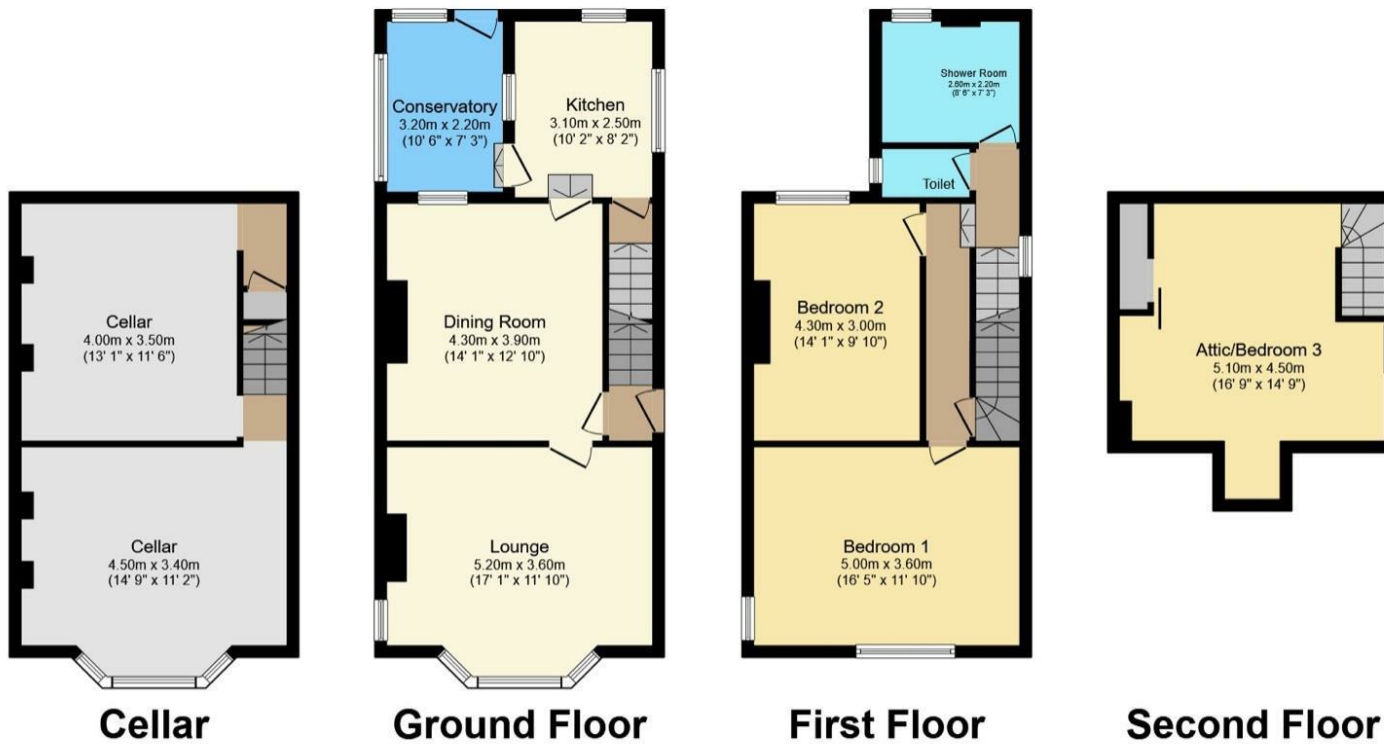
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Total floor area 163.7 sq.m. (1,762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewings

Please contact sheffieldwoodseats@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

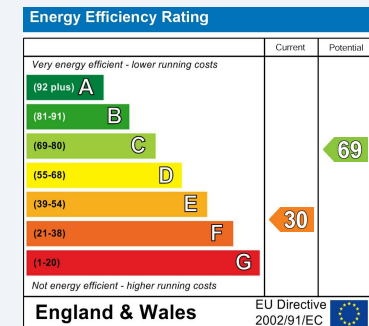
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

