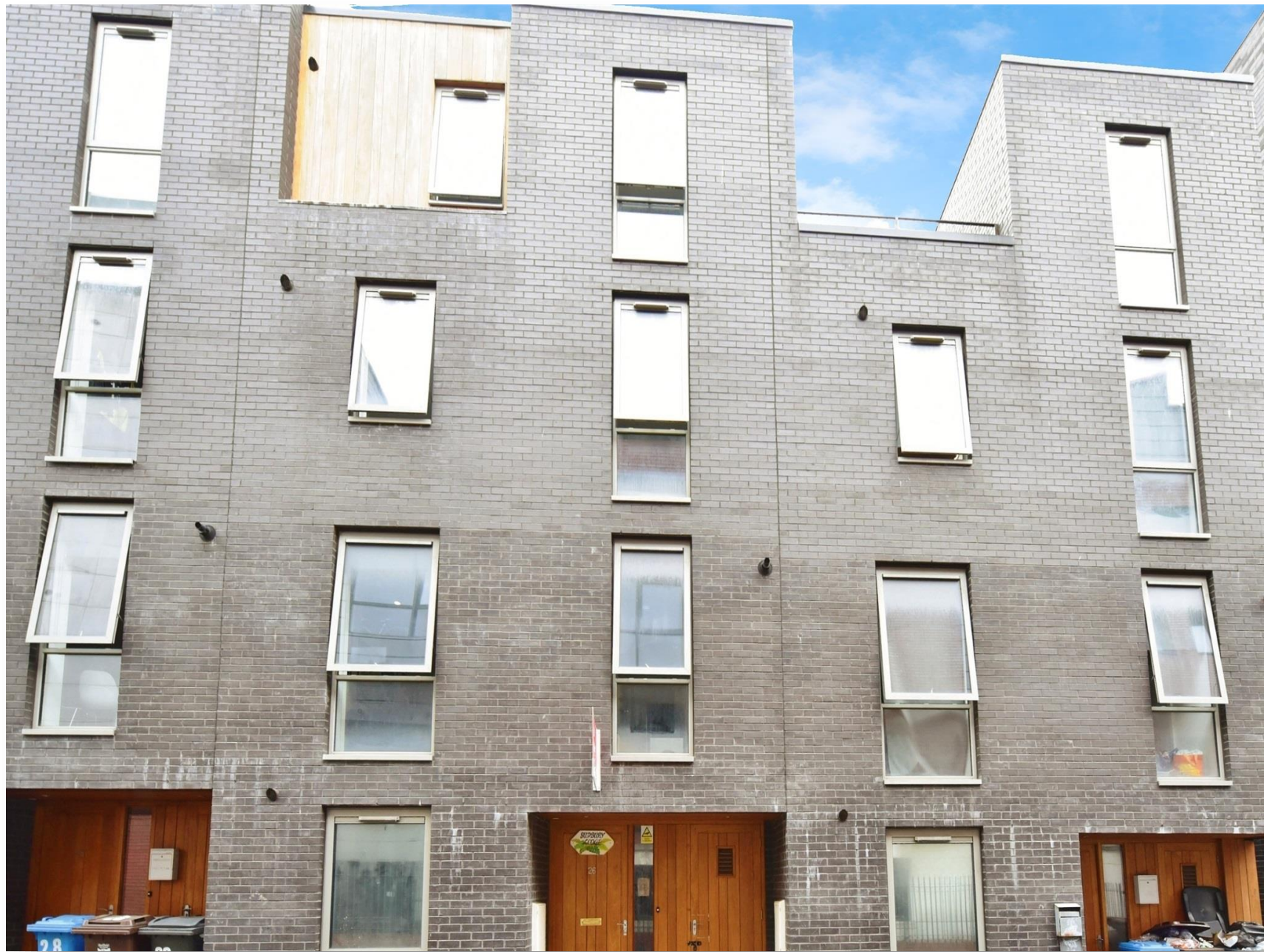




Sudbury Street, Sheffield S3 7LW

welcome to

Sudbury Street, Sheffield

A modern and spacious four-storey townhouse offering five generously sized bedrooms, each with its own en-suite bathroom. Featuring a full-floor open-plan living area, this home is perfect for modern family life or shared living arrangements.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation Ground Floor Reception

The entrance hall features a main entrance door, inset ceiling spotlights, a double-glazed door to the rear elevation, a staircase leading to the first-floor accommodation, and a ground-floor door providing access to Bedroom One.

Bedroom One

16' maximum x 8' 5" (4.88m maximum x 2.57m)
With a double-glazed window, a radiator, and a sliding door leading through to an en-suite.

En-Suite One

Featuring a modern white low-flush WC and handwash basin set into a gloss white vanity unit, a shower cubicle with mains shower and fully tiled internal walls, inset ceiling spotlights, a heated towel rail, and an extractor fan.

First Floor Accommodation First Floor Landing

With a double-glazed corner window, a second staircase leading to the second floor, and a door opening into the open-plan living kitchen.

Open Plan Living Kitchen

19' 10" maximum x 18' 5" (6.05m maximum x 5.61m)
With three double-glazed windows and a radiator. The gloss white kitchen features a range of base, wall, and drawer units, with work surfaces incorporating an electric hob, oven beneath, and an overhead cooker extractor. A stainless steel 1½ bowl sink unit with hot and cold mixer tap is included, along with an integrated dishwasher, plumbing for a washing machine, and a built-in microwave. The space also benefits from a laminate floor, a corner storage cupboard housing the boiler and tank, inset ceiling spotlights, and an extractor fan.

Second Floor Accommodation Second Floor Landing

With a corner double-glazed window and a further staircase leading to the third floor.

Bedroom Two

19' 11" x 9' 3" (6.07m x 2.82m)
With a double-glazed window, a radiator, and a sliding door leading to an en-suite.

En-Suite Two

Featuring a double-glazed window, chrome heated towel rail, white low-flush WC, and a handwash basin integrated into a vanity unit. The shower cubicle includes a mains shower with fully tiled internal walls. Additional features include tiled splashbacks to the WC and basin, inset ceiling spotlights, and an extractor fan.

Bedroom Three

16' x 9' (4.88m x 2.74m)
With a double-glazed window, a radiator, and a sliding door leading to the en-suite.

En-Suite Three

With a double-glazed window, chrome heated towel rail, white low-flush WC, and a handwash basin integrated into a vanity unit. The shower cubicle features a mains shower with fully tiled internal walls, tiled splashbacks, inset ceiling spotlights, and an extractor fan.

Third Floor Accommodation Third Floor Landing

With a corner double-glazed window and inset ceiling spotlights.

Bedroom Four

19' 11" x 9' (6.07m x 2.74m)
With a double-glazed window, a radiator, and a sliding door leading to the en-suite.

En-Suite Four

With a double-glazed window, chrome heated towel rail, white low-flush WC, and a handwash basin integrated into a vanity unit. The shower cubicle features a mains shower with fully tiled internal walls, tiled splashbacks, inset ceiling spotlights, and an extractor fan.

Bedroom Five

15' 8" x 9' 4" (4.78m x 2.84m)
With a double-glazed window, a radiator, and a sliding door leading to the en-suite.

En-Suite Five

With a double-glazed window, chrome heated towel rail, white low-flush WC, and a handwash basin integrated into a vanity unit. The shower cubicle features a mains shower with fully tiled internal walls, tiled splashbacks, inset ceiling spotlights, and an extractor fan.



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welcome to

Sudbury Street, Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A MODERN FIVE-BEDROOM TOWNHOUSE SPREAD ACROSS FOUR FLOORS
- EACH BEDROOM WITH THEIR OWN EN-SUITE

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 400.00

guide price

£265,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 3000 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SBC107641 - 0004

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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



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk