

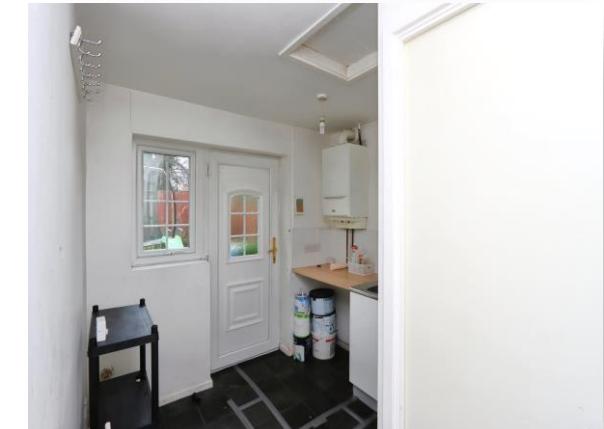


**Dalby Gardens, Sothall Sheffield S20 2PH**

**welcome to**

## **Dalby Gardens, Sothall, Sheffield**

Four bedroom detached property, sought after area close to Rother Valley Country Park and Crystal Peaks Shopping Centre. Chain free, two reception rooms, driveway and garage. Call today to arrange your viewing!



## **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.

## **Hallway**

Having an entrance door and stairs leads to the first floor accommodation.

## **Lounge**

Front facing double glazed bay window and radiator.

## **Dining Room**

Double glazed French doors leads to the rear garden, radiator.

## **Kitchen**

having a range of wall and base units, inset sink and work surfaces with tiled splash backs. Electric oven and hob with extractor above. Rear facing double glazed window..

## **Utility Room**

Sink unit, space and plumbing for washing machine. Rear facing double glazed window and a door leads to the rear garden.

## **Wc**

Having a wc and wash hand basin, side facing double glazed window.

## **Landing**

### **Bedroom One**

Two front facing double glazed windows and radiator.

### **Bedroom Two**

Front facing double glazed window and radiator.

### **Bedroom Three**

Rear facing double glazed window and radiator.

### **Bedroom Four**

Rear facing double glazed window and radiator.

## **Bathroom**

A suite comprising bath, wc and wash hand basin. Side facing double glazed window.

## **Gardens**

There are gardens to the front and rear of the property.

## **Drive & Garage**

A drive leads to the garage.



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## Dalby Gardens, Sothall Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cul de sac position
- Four bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£200,000**



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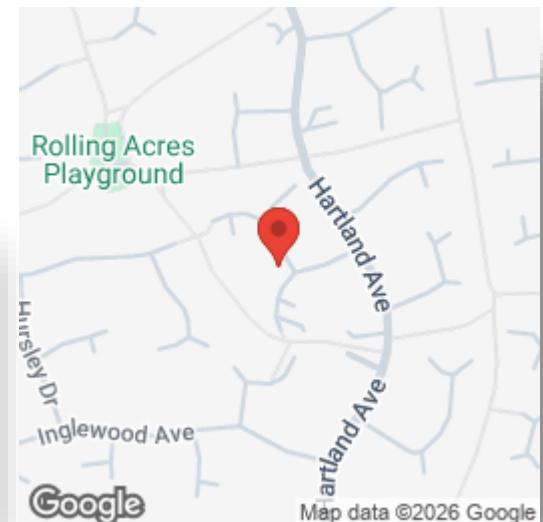


Property Ref:

CPK114784 - 0008

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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.



Please note the marker reflects the postcode not the actual property



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