









welcome to

Caldbeck Place, North Anston Sheffield

Spacious TWO bedroom DETACHED BUNGALOW with OFF ROAD PARKING and enclosed REAR GARDEN and CONSERVATORY. Close to local amenities with Dinnington and having nearby bus routes. Offered for sale with NO UPWARD CHAIN *** PRICE - £200,000 ***













Entrance Porch

Side facing double glazed entrance porch with tiled flooring, rear facing double glazed window and door leading into entrance hall.

Entrance Hall

Having central heating radiator and storage cupboard. Access to loft space.

Lounge

13' 7" \times 11' 11" ($4.14m \times 3.63m$) Front facing double glazed window and central heating radiator.

Kitchen Diner

19' 1" x 7' 8" (5.82m x 2.34m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Space for cooker, fridge freezer and plumbing for washing machine. Front and side facing double glazed window and wall mounted boiler.

Bedroom One

12' x 10' 2" (3.66m x 3.10m)

Rear facing double glazed windows and central heating radiator.

Bedroom Two

10' 2" x 9' 5" Into recess (3.10m x 2.87m Into recess) Fitted wardrobes to one wall. Central heating radiator and rear facing double glazed french doors into..

Conservatory

10' 5" x 10' 1" (3.17m x 3.07m)

Brick and UPVC construction conservatory with tiled flooring and side facing double glazed patio doors.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Cupboard housing water tank. Partial tiling to walls, side facing double glazed window and central heating radiator.

Outside Space

Open planned frontage with driveway leading down to car port and rear garden. To the rear is a patio seating area with lawned garden and planted boarders. Storage shed.





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- TWO BEDROOMS
- DETACHED BUNGALOW
- CONSERVATORY
- NO UPWARD CHAIN
- COUNCIL TAX BAND C.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107056



Property Ref: DGT107056 - 0002 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.

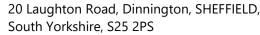
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