



The Pastures, Todwick Sheffield S26 1JH

welcome to

The Pastures, Todwick Sheffield

LOOKING FOR A PROPERTY TO MAKE YOUR OWN? Then put your stamp on this three bedroom link detached house boasting a generous plot within the renowned village of Todwick.



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.

Entrance Lobby

Double glazed front entrance door.

Lounge Diner

23' x 12' maximum (7.01m x 3.66m maximum)

Having front and rear aspect double glazed window, three central heating radiators.

Kitchen

12' x 9' 11" (3.66m x 3.02m)

Currently comprises of base and wall units set above and below worktops with inset sink. Space for electric oven, plumbing for washing machine, freestanding boiler and walk in pantry. Double glazed window.

Landing

Double glazed window to the side elevation, access into the loft space, airing cupboard.

Bedroom One

13' x 9' to rear of wardrobes (3.96m x 2.74m to rear of wardrobes)

With built in wardrobes, central heating radiator and double glazed window to the front elevation

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Rear facing room with double glazed window, central heating radiator.

Bedroom Three

6' 11" x 6' 11" into doorway (2.11m x 2.11m into doorway)

Rear facing room with double glazed window an radiator. Built in storage cupboard.

Outside Gardens

There is a lawned garden to the front with a driveway to the side extending to the garage. The rear boasts a generous garden predominantly laid to lawn being fenced to the sides. Lovely outlook towards open fields. Outside water supply.

Attached Garage

Having power and lighting, connecting door to the kitchen and rear door to the garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM LINK DETACHED
- REQUIRES UPGRADING

Tenure: Freehold EPC Rating: E

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107171 - 0005

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