

13 Thrush Street, Walkley, Sheffield, S6 5BQ  
Auction Guide £150,000

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# 13 Thrush Street, Walkley, Sheffield, S6 5BQ

## Auction Guide £150,000

### Council Tax Band: A

#### **\*AUCTION SALE\***

**\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000\***

A larger than average three double bedroom mid terraced home, which has accommodation over the passageway and is located in the ever popular suburb of Walkley! Perfect for first time buyers, families or investment purposes, the property requires modernisation throughout yet offers the discerning purchaser the chance to put their own stamp on it. Situated close to a wealth of shops, cafes and amenities on South Road, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With upvc double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hall, dining kitchen with cellar access and a rear porch. To the first floor there is a landing, two double bedrooms and a bathroom. To the second floor there is a double sized attic bedroom with views. Outside, a shared passage leads to the rear courtyard garden. Available to the market with NO CHAIN INVOLVED, a viewing is recommended to appreciate the accommodation on offer. Freehold tenure, council tax band A.

#### **Notes to Buyers**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title

purchase.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### **Lounge**

Access to the property is gained through a front facing upvc door which leads into the lounge, which is a spacious room having a front facing upvc double glazed window, a radiator and a gas fire with surround. A door leads to the inner hall.

#### **Inner Hall**

Having a radiator and staircase rising to the first floor accommodation.

#### **Dining Kitchen**

A good sized dining kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink. There is space for a cooker, washing machine and a fridge freezer. With additional space for a dining table and chairs, a radiator, a rear facing wooden entrance door and a further door leading to the cellar head.

#### **Cellar Head**

With steps descending to the cellar, where the meters are housed.

#### **Rear Porch**

Having a upvc door leading from the kitchen, there are upvc double glazed windows and a further upvc door leading to the outside.

#### **First Floor Landing Area**

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail, a further staircase rises to the second floor and doors lead to all rooms on this floor.

#### **Master Bedroom**

A larger than average double sized bedroom which takes full advantage of the space over the passageway, having two front facing upvc double glazed windows, a radiator and a useful under stairs storage cupboard.

#### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

#### **Bathroom**

Having a suite comprising of a panelled bath with shower, a pedestal wash basin and a low flush wc. With a rear facing double glazed window and a radiator.

#### **Attic Bedroom Three**

A staircase ascends from the first floor landing and leads directly to the attic bedroom three, which is a bright and spacious double sized room and has a wooden bannister rail and rear facing velux with far reaching views.

#### **Outside**

A shared passage leads to the rear of the property, where there is a low maintenance hardstanding area and immediate access to the rear porch.







41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

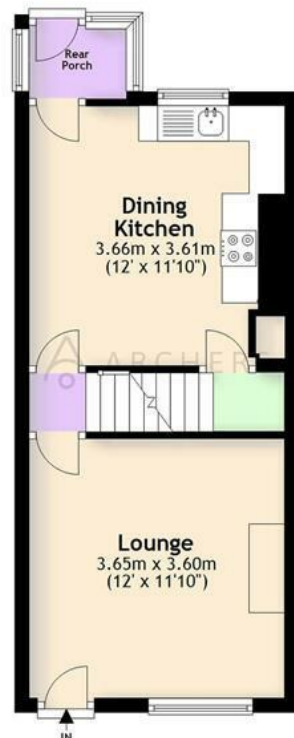
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## Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



## First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



## Cellar

Approx. 14.1 sq. metres (151.4 sq. feet)



## Second Floor

Approx. 18.7 sq. metres (201.2 sq. feet)



Total area: approx. 105.3 sq. metres (1133.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

13 Thrush Street, SHEFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC