

32A, Wilney Street, Sheffield, S8 0ZY



# 32A, Witney Street

Sheffield, S8 0ZY

## Description

An interesting opportunity to acquire and modernise this unique 2 bedroom terraced property. There is off road parking here however there is no garden space. This makes it a great investment property once the works have been done to correct the regs on the second floor.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

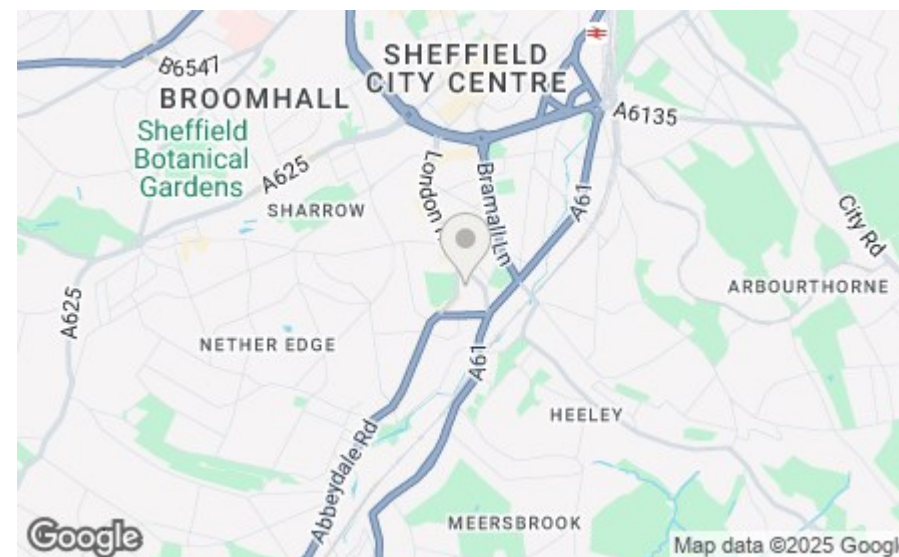
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC E41 and Council Tax Band A.
- 400 year lease from 25th March 1884 at an annual ground rent of £9.
- No onward chain and off road parking.
- Off road parking and external store. NO GARDEN.
- 2/3 bedrooms (no regs to the attic room) and three bathrooms (one in the loft with no regs).
- Kitchen diner and separate sitting room/bedroom.











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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.