



62 Wollaton Road
Bradway
Sheffield
S17 4LG

Saxton Mee



62 Wollaton Road, Bradway, Sheffield S17 4LG

GUIDE PRICE £250,000 + FEES

AUCTION DATE 29TH APRIL

Located in the highly sought-after area of Bradway, this three-bedroom semi-detached home presents a wonderful opportunity for buyers looking to create their own space in a beautiful setting. While the property requires updating, it offers excellent potential and generous scope for extension (subject to the necessary permissions), making it an ideal project for someone wishing to put down roots in this desirable neighbourhood.

The house enjoys far-reaching rear views towards Blacka Moor and the Peak District, providing a scenic backdrop rarely found with homes in this price bracket. A driveway and garage sit to the side, with convenient internal access from the kitchen.

Inside, a welcoming porch leads into the hallway. The bay-fronted living room flows into a bright dining area with patio doors opening onto the extensive rear garden, which now requires complete cutting back but offers an exceptional amount of space and potential. The fitted kitchen also offers room for improvement and further development.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom features a classic bay window, while the third bedroom benefits from a box bay window, adding charm and character.

Situated close to green spaces, excellent transport links, and desirable local schools, this property holds all the ingredients for a superb long-term home once refurbished. A rare chance to take on a rewarding project in a truly lovely location.

- FREEHOLD
- Auction Via www.townandcountrypropertyauctions.co.uk
- Three bedroom semi detached
- Call Saxton Mee Banner Cross to arrange a viewing
- Auction Date 29th April 2026
- Excellent potential and generous scope for extension (subject to the necessary permissions)
- Far reaching views over to Blacka Moor and Peak District

BUYERS PREMIUM

Plus 6% Buyers Premium plus VAT

PRE AUCTION OFFERS ARE CONSIDERED

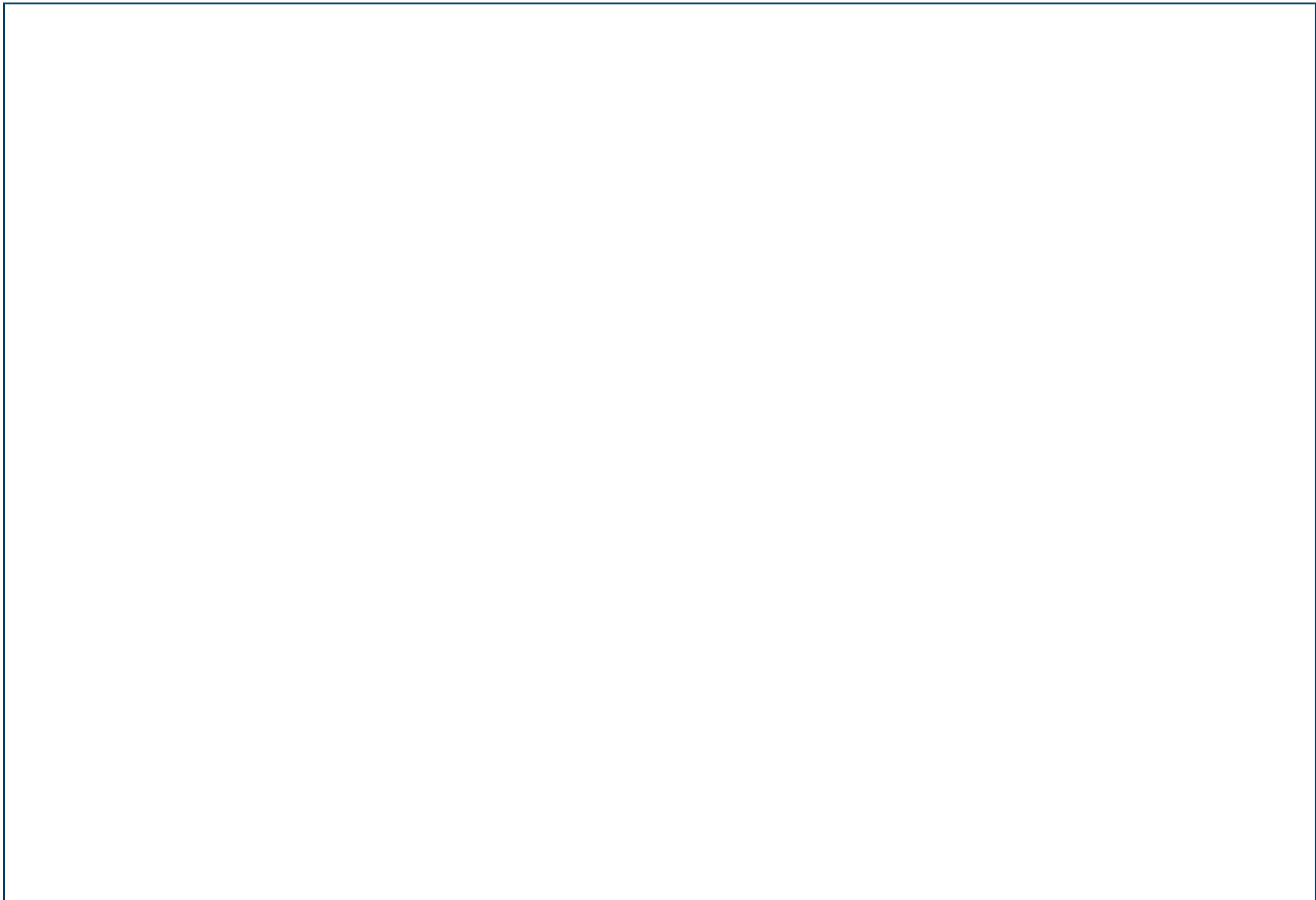
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

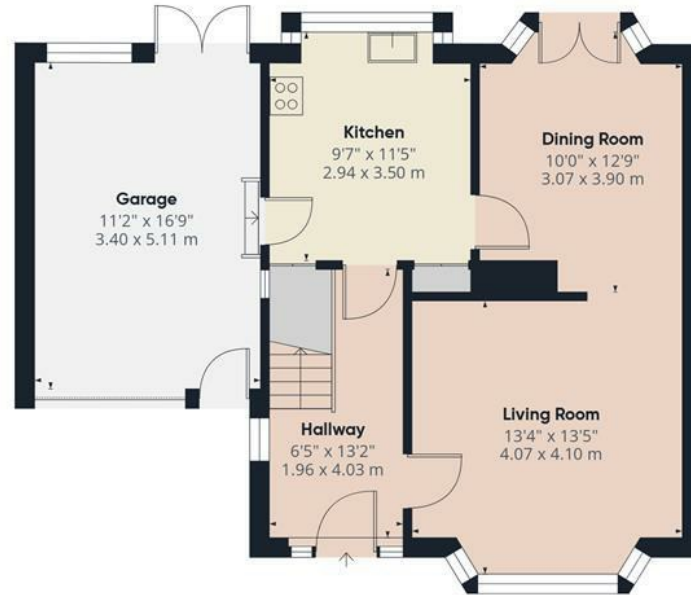
SPECIAL CONDITIONS

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

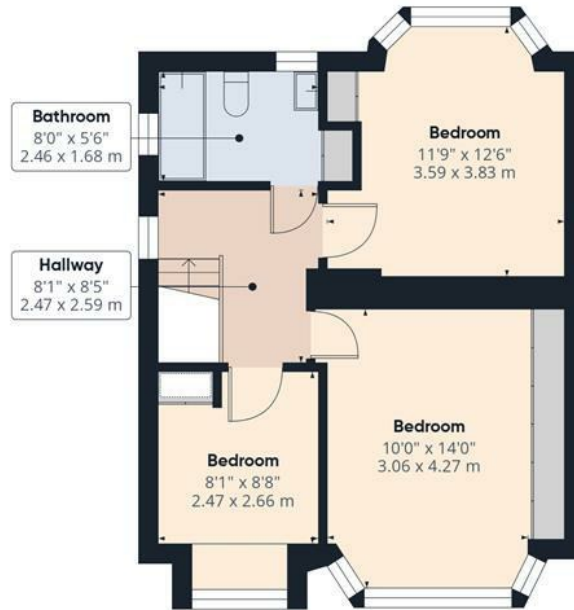
UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 6%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1140 ft²
106.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



