



21, Landseer Drive

Sheffield, S14 1BS

Set on a larger than average corner plot, the property features a large, enclosed rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, off-street parking adds to the convenience of this residence. Built in 1958, the house retains a sense of character and potential, although it does require a full scheme of modernisation throughout.

Notably, the property has a recently replaced combi boiler, providing a solid foundation for any renovations you may wish to undertake. This home is not only a fantastic investment opportunity for those looking to renovate and resell but also a promising addition to an investment portfolio. With its prime location and ample space, this property is brimming with potential and awaits your creative touch to transform it into a modern haven.



- For Sale via The Modern Method of Auction (buyers fees apply)
- Requires a full scheme of modernisation throughout
- Recent combi boiler installed
- Viewing recommended - call ELR on 0114 2683388
- Large dining kitchen with doors leading to the rear garden
- Perfect renovation project or portfolio rental addition
- Popular location near to Norton and transport links
- Larger than average corner plot
- Off-street parking, off short utility room and front porch
- Starting bid £90,000



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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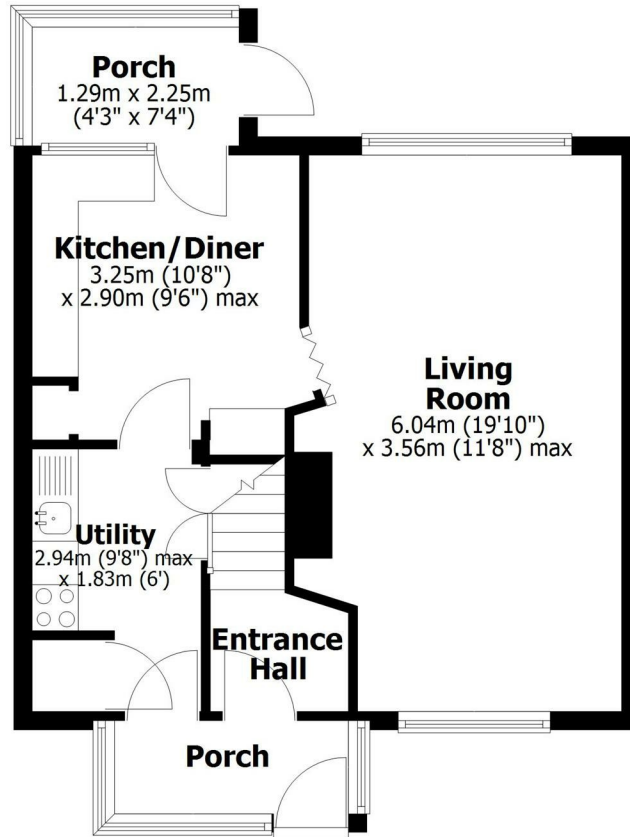
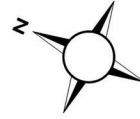






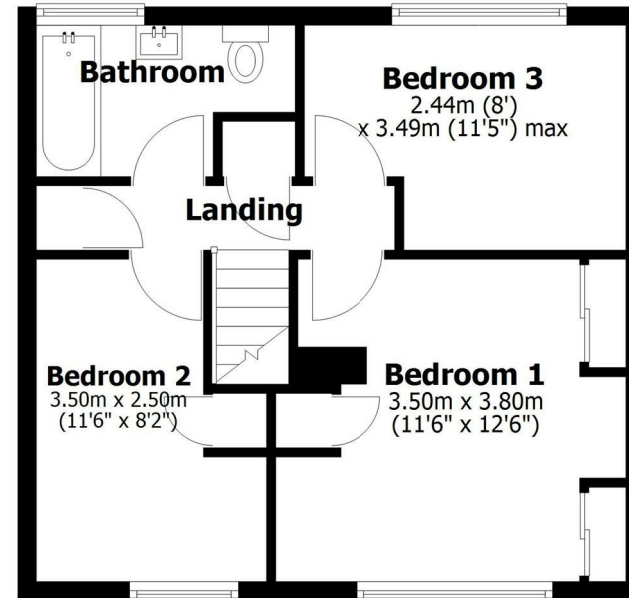
Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)

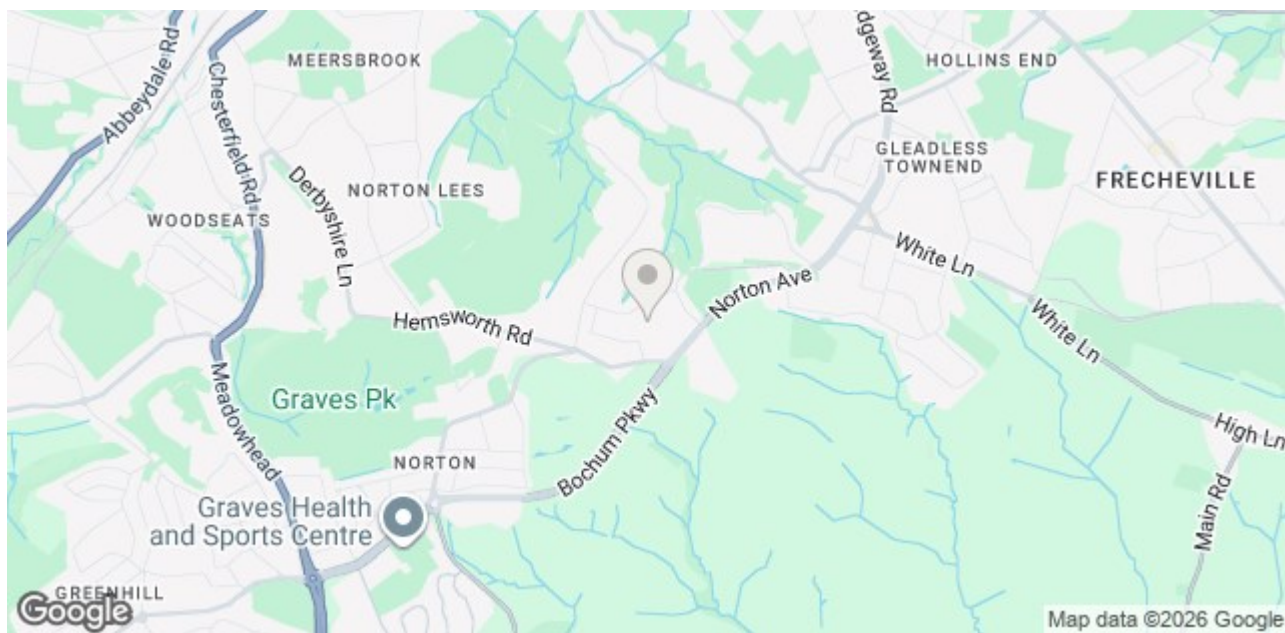


Total area: approx. 83.0 sq. metres (893.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

21 Landseer Drive

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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