



**Rackford Road, North Anston Sheffield S25 4DE**



**welcome to**

**Rackford Road, North Anston Sheffield**

A rare opportunity – fantastic detached bungalow set within an idyllic and private ¼ of an acre plot overlooking fields. A tranquil haven, with excellent local amenities and easy access to transport networks. Situated in a highly desirable, location. and only a short walk to beautiful countryside.



## 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.

### Cloakroom

Tiled flooring, low flush WC and wash hand basin.

### Lounge

12' 6" x 9' 11" ( 3.81m x 3.02m )

Featuring original parquet flooring, central heating radiator and rear facing double glazed doors to conservatory.

### Conservatory

7' 10" x 8' ( 2.39m x 2.44m )

Brick and UPVC constructed conservatory with vinyl flooring and side facing double glazed patio doors. Having a delightful outlook to the garden.

### Dining Room

12' x 9' 5" ( 3.66m x 2.87m )

Original quarry tiled flooring, central heating radiator and rear facing double glazed window.

### Kitchen

7' 8" x 12' 4" ( 2.34m x 3.76m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, space for cooker, space for fridge freezer, rear facing double glazed window and side facing double glazed window.

### Utility Room

9' 4" x 12' 11" ( 2.84m x 3.94m )

Tiled flooring, plumbing for washing machine, rear facing single glazed door and two storage cupboards.

### Bedroom One

9' 11" x 12' 11" ( 3.02m x 3.94m )

Original parquet flooring, central heating radiator, built in wardrobes and front facing double glazed window.

### Bedroom Two

10' 5" x 11' 9" ( 3.17m x 3.58m )

Original parquet flooring, central heating radiator, fitted wardrobes and front facing double glazed window.

### Bedroom Three

7' 6" x 13' 3" ( 2.29m x 4.04m )

Laminate flooring, central heating radiator, dressing area and front facing velux window.

### Bathroom

Three piece suite comprising low flush WC, wash hand basin and shower cubicle. Wood flooring, central heating radiator, partial wall tiling, storage cupboard and rear facing double glazed window.

### Outside Space

To the front of the property a generous driveway

provides parking for several vehicles, framed by a neatly kept lawn. Mature hedging and well established bushes provides a sense of privacy. To the rear are the fabulous lawned gardens featuring a magnificent weeping willow with patio seating areas, and an array of other mature trees and bushes. Beyond the main garden lies a private, tucked away retreat, beautifully complimented by a mature orchard and backing on to fields offering a peaceful haven for relaxation and enjoyment.

### Garage

Integral garage with power, lighting and electric roller door.

### Additional Information

For nature lovers the area offers endless possibilities including the renowned Tropical Butterfly house which is only a short distance away, perfect for leisurely family outings. The stunning Anston Stones wood is also on the doorstep offering miles of scenic woodland trails, limestone gorges and is home to a variety of rare wildflowers making a wonderful backdrop to a home that truly has the best of both worlds.



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## **Rackford Road, North Anston Sheffield**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Fantastic three bedroom detached bungalow set in approx 1/4 acre,
- Highly sought after location with excellent local amenities

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

**£295.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107328 - 0021

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