



**AWAITING
PHOTO**

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Elm Tree Close, North Anston Sheffield S25 4FG

welcome to

Elm Tree Close, North Anston Sheffield

****LEGAL FEES PAID UPTO £1300 PLUS VAT, T&C'S APPLY** Modern THREE bedroom SEMI DETACHED home in NORTH ANSTON. Having OFF ROAD PARKING and enclosed REAR GARDEN *** PRICE - £220,000 *****



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

Side facing double glazed composite door leading into hallway having laminate flooring, front facing double glazed window and two central heating radiators.

Lounge

Having a continuation of the laminate flooring, front facing double glazed window and two central heating radiators.

Kitchen

Modern fitted kitchen with a range of high gloss units set above and below worksurfaces incorporating sink and drainer. Integrated appliances include electric oven with microwave in housing unit, induction hob with cookerhood over, dishwasher, washing machine and dryer. Space for fridge freezer and island with breakfast bar area. Rear double glazed window and rear facing double glazed patio doors leading onto rear garden. Central heating radiator.

Stairs And Landing

Stairs rising to first floor having side facing double glazed window, access to loft space and cupboard housing combi boiler.

Bedroom One

Fitted wardrobes to one wall providing storage. Front facing double glazed window and central heating radiator.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and P shaped bath with rainfall shower over. Fully tiled walls and tiled flooring. Rear facing double glazed window and heated towel rail.

Outside Space

Driveway to the front allowing parking for 2 vehicles with further pebbled area. To the rear is a laid to lawn garden with patio seating area.

Legal Fees Paid T&c's.

The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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Elm Tree Close, North Anston Sheffield

- **LEGAL FEES PAID UPTO £1300 PLUS VAT, T&C'S APPLY**
- MODERN THROUGHOUT
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- *** PRICE £220,000 ***

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107957 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)