



7, Midvale Close

Sheffield, S6 3HL

Description

Guide Price: £200,000-£220,000

Welcome to this charming semi-detached house located on the desirable Midvale Close. This delightful property, built between 1990 and 1999, offers a perfect blend of modern living and comfort.

Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The house features two well-proportioned bedrooms, making it suitable for small families, couples, or individuals seeking extra space for a home office or guest room.

The property includes a well-appointed bathroom, designed for both functionality and comfort. The layout of the house is practical, ensuring that every corner is utilised effectively.

For those with a vehicle, there is convenient parking available for one car, adding to the ease of living in this lovely home. The location on Midvale Close is particularly appealing, as it offers a peaceful residential environment while still being within easy reach of local amenities and transport links.

This semi-detached house is an excellent opportunity for anyone looking to settle in a friendly neighbourhood. With its modern features and comfortable living spaces, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.



- Guide Price £200,000-£220,000
- Off road parking
- Built in the 1990s
- Freehold. Council Tax Band A.

- Modernised kitchen and bathroom
- Gardens at front and rear
- Cul-de-sac location

- Ground floor lounge and kitchen/diner
- Located on Midvale Close
- Ideal for couples or young families



ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

- Property Information Questionnaire (PIQ - a summary of the TA6)
- TA10 (Fittings and Contents)
- Official Copy of the Register
- Title Plan
- Local Search*
- Water and Drainage Search*
- Coal and Mining Search*
- Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available).

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.

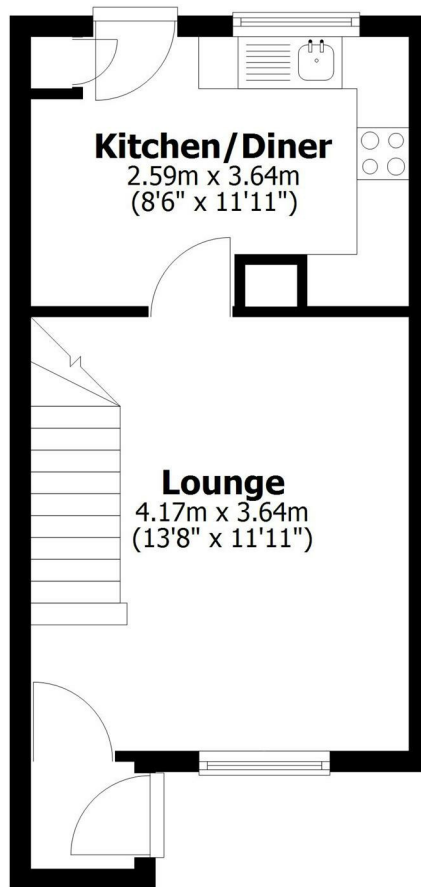






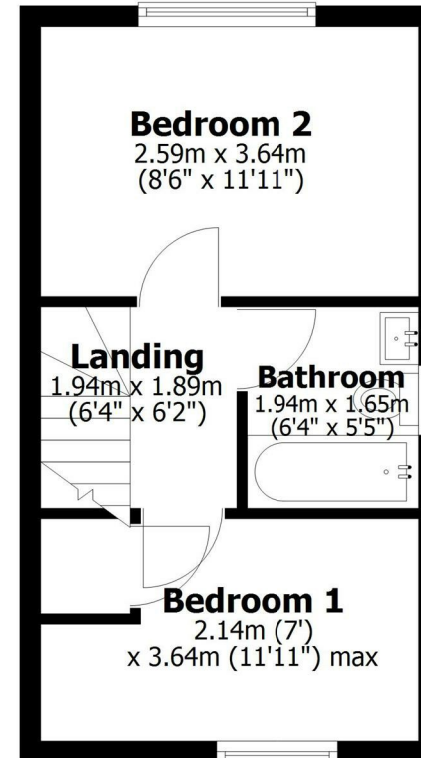
Ground Floor

Approx. 26.1 sq. metres (281.0 sq. feet)



First Floor

Approx. 25.0 sq. metres (268.8 sq. feet)

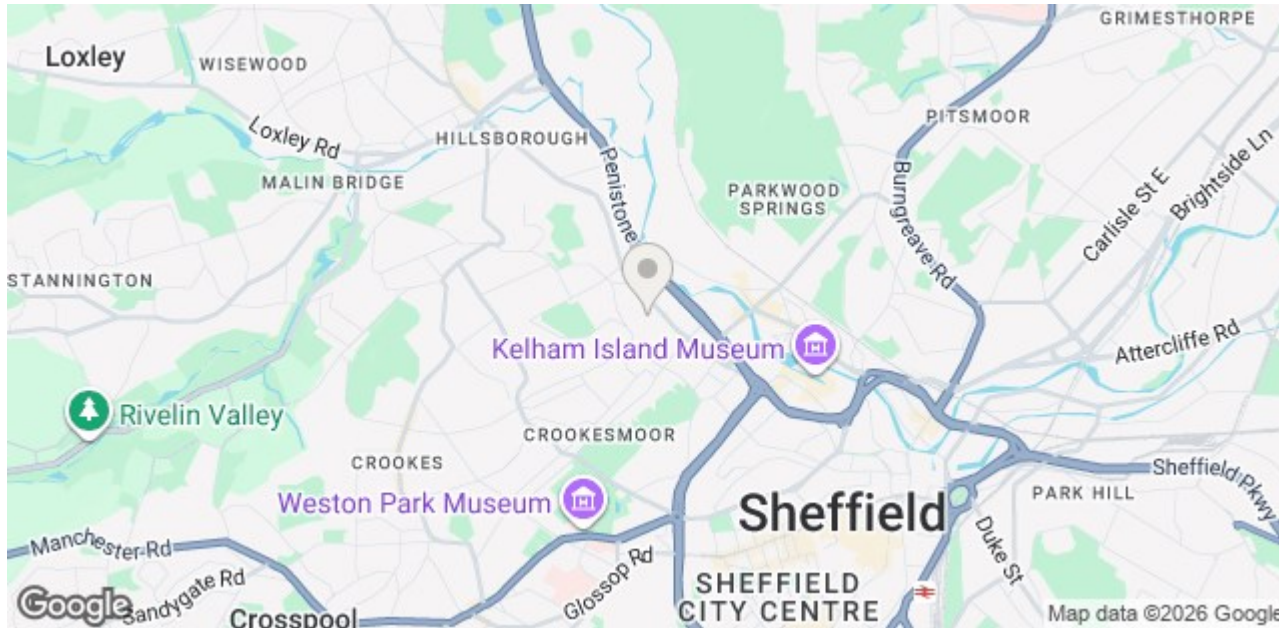


Total area: approx. 51.1 sq. metres (549.8 sq. feet)

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

7 Midvale Close

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.



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