



42 Sandygate Grange Drive, Sandygate, Sheffield, S10 5NW

Saxton Mee

# 42 Sandygate Grange Drive

## Sandygate

Guide Price

# £250,000

GUIDE PRICE £250,000 + FEES  
AUCTION DATE 25/2

Situated in the sought-after area of Sandygate, this delightful two-bedroom detached bungalow enjoys an elevated position at the top of the road creating a sense of space and light with views towards Rivelin Valley. With excellent transport links nearby, the property provides easy access to Manchester Road and Sandygate Road, both of which offer convenient bus routes into the city centre.

Tenure  
Leasehold

Buyers Premium

\* Plus 5% Buyers Premium + VAT

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+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).

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



- Desirable Location
- Elevated Position with Views
- Detached Bungalow with Spacious Accommodation
- Two Double Bedrooms
- Conservatory
- Levelled Access Suitable for a Wheelchair
- Ample Parking & Garage
- Lovely Enclosed Low Maintenance Rear Garden





**Floor Plan**  
 Floor area 70.5 m<sup>2</sup> (759 sq.ft.)

**Garage**  
 Floor area 17.1 m<sup>2</sup> (184 sq.ft.)

**TOTAL: 87.6 m<sup>2</sup> (942 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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