

property details **approval form**

6 Kirkdale Drive, Handsworth, Sheffield, South Yorkshire, England, S13 9LH

Date: 02 September 2026

Property Ref and Version: CPK115462 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH

T 0114 247 1421 **E** crystalpeaks@williamhbrown.co.uk

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>> **price**

£125,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1936.

>> **key features**

- > LEASEHOLD
- > COUNCIL TAX BAND - A
- > FOR SALE BY AUCTION
- > OFF ROAD PARKING
- > NO CHAIN
- > EPC Rating: D

>> **short description**

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA *** 15TH OCTOBER 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £125,000

>> **long description**

A bay fronted, three-bedroom, semi-detached property which offers an excellent investment opportunity, offering strong rental potential with scope to extend and renovate to add further value. The property has gas fired central heating, upvc double glazing with off-street parking to the front and a generous garden to the rear. Set just a few miles from the city centre with good transport links into Sheffield city centre which can be reached within a few minutes by car or public transport aswell as convenient access onto the M1 for travelling further afield.

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>> room description

Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU****

Important Notice

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

Accommodation

Ground Floor: Entrance, Lounge, Dining Kitchen, Downstairs Wc & Side Entrance Lobby.

First Floor: Landing, Three Bedrooms and Family Bathroom.

External: Gardens to the Front with Off Road Parking and Generous Garden to the Rear.

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>> **room description**

Tenure

Leasehold: Held on a lease for as term of 800 years from 25th March 1936. Please refer to the legal pack for any further information regarding the lease, if available.

Council Tax Band: A

EPC Rating: D

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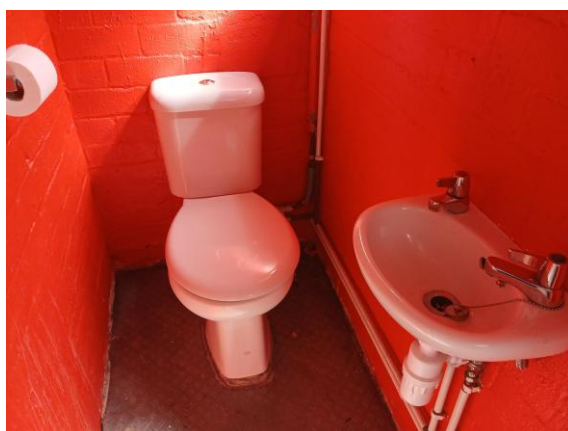
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>> **property images**



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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Kelly Dawson		
Phil Elliot		
William H Brown Northern		