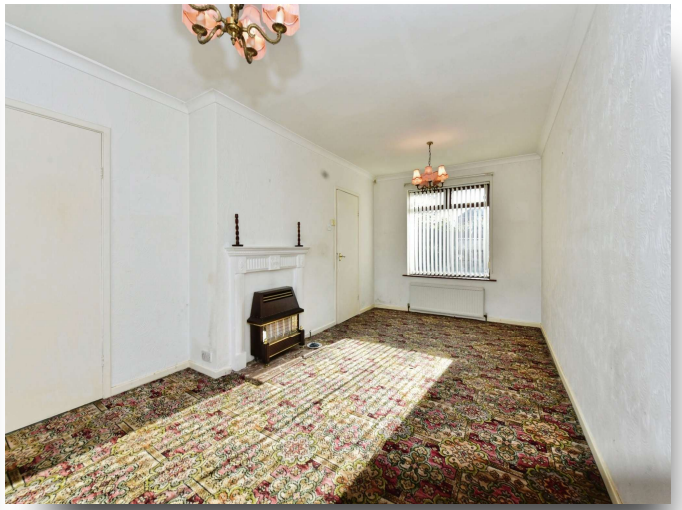






East Bank Road,Arbourthorne Sheffield S2 2AN

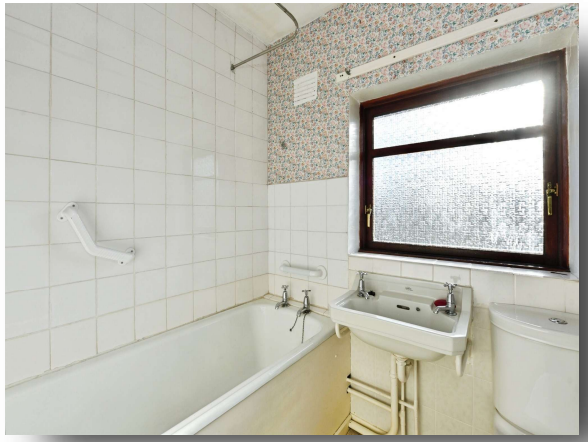
william h brown

welcome to

East Bank Road, Arbourthorne Sheffield

In need of general modernisation is this two bedroom semi detached property which is available to the market with no chain. The property may ideally suit an investor and has great access to public transport links and local amenities. Viewings recommended!













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.

Hall
Having an entrance door, radiator and side facing window. Stairs leads to the first floor accommodation.

Lounge
Front and rear facing windows, two radiators and gas fire with surround.

Kitchen
Having a range of wall and base units, sink unit with work surfaces and tiled splash backs. Cooker position and plumbing for washing machine. Pantry and rear facing window. A side door leads to the outside.

Landing
Side facing window, radiator and loft access can be obtained.

Bedroom One
Front facing window.

Bedroom Two
Rear facing window and radiator.

Bathroom
A suite comprising bath with shower above, wc and wash hand basin.

Gardens
There are lawned garden to the front and rear of the property.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

East Bank Road, Arbourthorne Sheffield

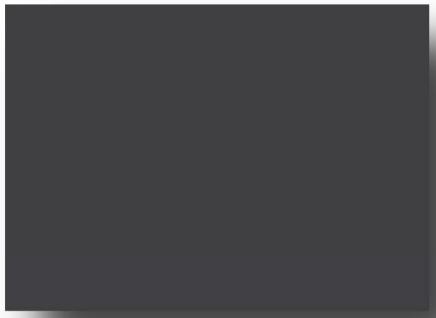
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- In need of modernisation
- Two bedroom semi detached property

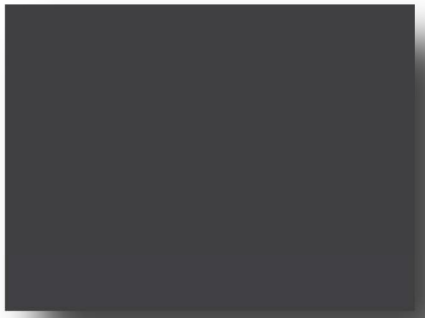
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115565

The Property Ombudsman

Property Ref:
CPK115565 - 0003

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.