



56, School Green Lane, Sheffield, S10 4GR

# 56, School Green Lane

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FOR SALE VIA MODERN METHOD OF AUCTION  
(buyers fees apply). AUCTION GUIDE £300,000

## Description

A semi detached bungalow that occupies an enviable, edge of countryside position and commands a fine view over the Mayfield Valley. The property is situated on a larger than average plot, beyond a broad grass verge on the road and offers over 900 square feet of accommodation on the ground floor. Although requiring a general scheme of modernisation it does offer the next owner the potential to develop further (perhaps into the loft and to the rear) to form additional accommodation if required and subject to the necessary consents. With generous proportions in the principal accommodation (main bedroom, reception room and kitchen) to complement the size of the garden and the huge potential to extend. The location is also first class, situated on the very edge of Fulwood Village and the Mayfield Valley, close to bus services, outstanding schooling, scenic walking trails and local shops. Estate agents often add 'rare opportunity' to their listings but in this case, we think you would agree, properties in this location are indeed rare



- Stunning views over The Mayfield Valley and a sought after location on the edge of countryside yet conveniently placed to access local amenities in Fulwood Village.
- Off road parking for at least two cars and a lovely garden with terrace, lawn and summerhouse.
- Entrance hall and separate utility room (accessible from the rear terrace).
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D63.
- FOR SALE VIA MODERN METHOD OF AUCTION (buyers fees apply)
- Spacious reception room enjoying the excellent outlook over the valley.
- Large loft space for storage or development.
- Large breakfast kitchen with a rear outlook, over the pretty garden and offering the potential to extend.
- Bathroom with jacuzzi bath.
- Freehold and Council Tax Band D.



to the market and when you combine this with the breath-taking views and obvious potential it is worthy of the moniker!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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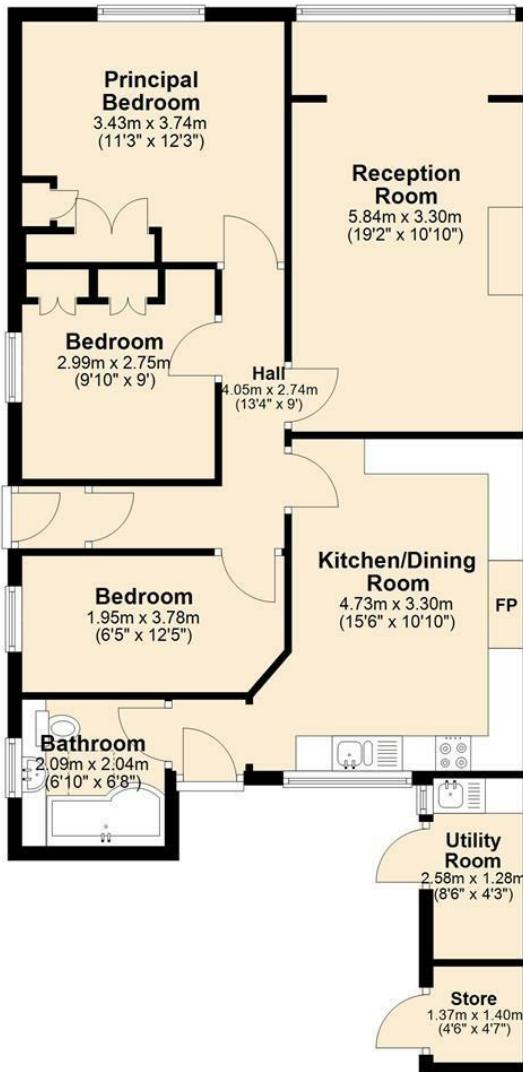






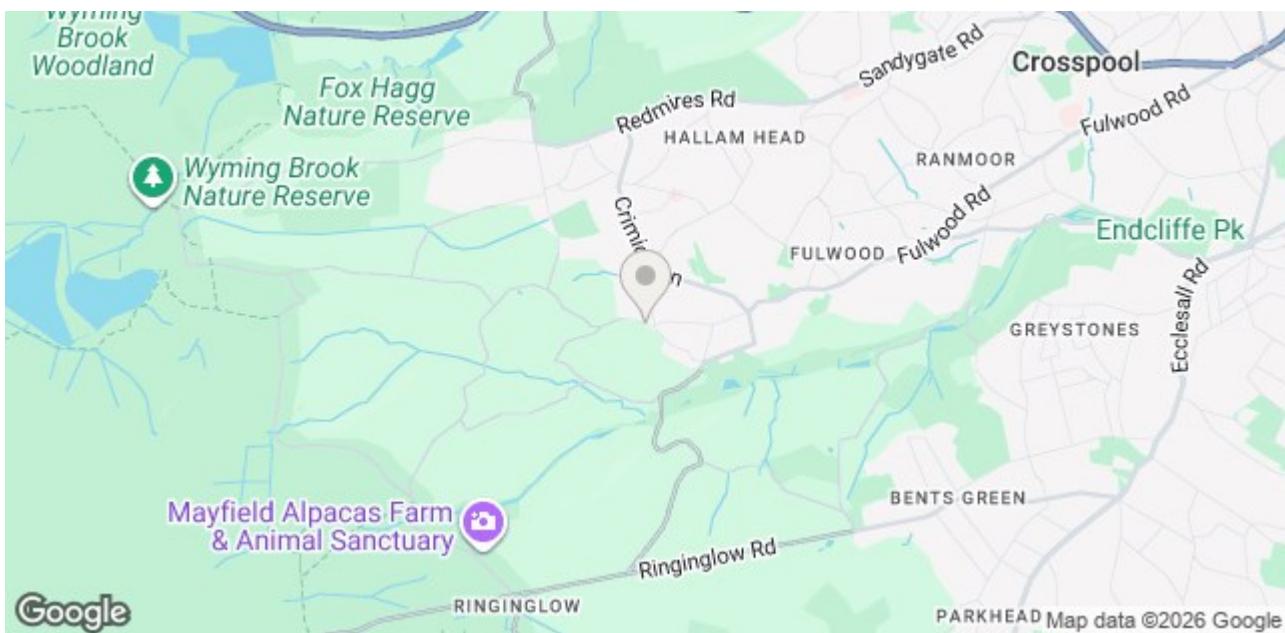
## Ground Floor

Approx. 83.7 sq. metres (901.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

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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ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.