

Kirkcroft Drive,Killamarsh Sheffield S21 1GY

william h brown

welcome to

Kirkcroft Drive,Killamarsh Sheffield

GUIDE PRICE £220,000-£230,000- Ideal for downsizing, this two-bedroom detached bungalow offers a lounge/dining room, kitchen, shower room, gardens and garage. Located in Killamarsh with nearby shops, and transport links, it also provides a driveway for off-street parking.

No chain!













Hall
Having an entrance door, radiator, two storage cupboards.

Lounge
Two front facing double glazed windows, two radiators and fire place with electric fire.

Kitchen
Having a range of wall and base units inset sink with rolled edge work surfaces and tiled splash backs. Space and plumbing for a washing machine and cooker. Front facing double glazed window.

Shower Room
Having a shower cubicle and wash hand basin. Radiator.

Wc
Having a Wc.

Bedroom One
Rear facing double glazed window and a door leading to the garden, radiator, built in wardrobes.

Bedroom Two
Having a rear facing double glazed window and radiator.

Gardens
There are lawned gardens and paved seating area.

Garage
A drive leading to the garage.

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Kirkcroft Drive, Killamarsh Sheffield

- Two bedrooms
- Detached bungalow
- Corner plot
- Driveway & Garage
- Access to local amenities

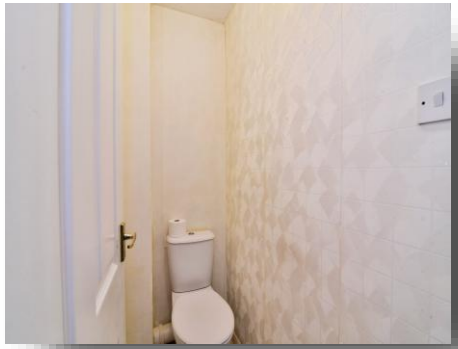
Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114973

The Property Ombudsman

Property Ref:
CPK114973 - 0006

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 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.

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