



**Jenkin Drive, Wincobank Sheffield S9 1AR**



**welcome to**

**Jenkin Drive, Wincobank Sheffield**

£120,000 - SITTING PRETTY on a corner plot is this three bedroom semi detached property boasting spacious accommodation throughout. Boasting a drive & a garage providing off road parking with front & rear gardens...CALL TO VIEW!!!



### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window, a radiator and understairs storage.

### **Lounge**

Having a front facing double glazed bay window, a radiator and an electric fireplace.

### **Dining Room**

Having a radiator and an electric fireplace.

### **Landing**

Having a side facing double glazed window, built in storage cupboard and loft hatch.

### **Bedroom One**

Having a front facing double glazed bay window, a radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

Having a rear facing double glazed window, a radiator and boiler cupboard.

### **Bedroom Three**

Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

### **Outside**

Situated on a corner plot having a a garden to the front with mature shrubbery and a drive with detached garage to the side providing off road

parking.

To the rear of the property is a patio/concreted area.



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## Jenkin Drive, Wincobank Sheffield

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities & transport links
- NO CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116909 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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