



Mansfield Road, Killamarsh Sheffield

welcome to

Mansfield Road, Killamarsh Sheffield

This terraced property would ideally suit first time buyers and is worthy of an inspection. With 2 reception room and a modern style kitchen, call to arrange your viewing! LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.



Legal Fees Paid T&c's.

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Important Notice.

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Lounge

With a front facing door, a front facing double glazed window, coving to the ceiling, a central heating radiator, wall light points, dado rail and a feature brick exposed fireplace housing the log burner.

Dining Room

With a rear facing double glazed window, picture rail, a central heating radiator, a feature brick exposed fireplace housing the log burner and a door to the stairs.

Kitchen

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas cooker point with extractor above, an integrated

fridge-freezer and dishwasher and plumbing for a washing machine. There is a central heating radiator, spotlights to the ceiling, splashback tiling, rear and side facing double glazed windows.

First Floor Landing Bedroom One

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is a central heating radiator, partial tiling to the walls and a rear facing obscure double glazed window.

Attic Room

With a front facing velux window and a central heating radiator.

Outside

To the rear of the property there is an enclosed paved garden with raised flower beds.

Agent's 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.



view this property online williamhbrown.co.uk/Property/CPK115482



welcome to

Mansfield Road, Killamarsh Sheffield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Mid terraced property
- Two/three bedrooms
- Two reception rooms
- Modern style kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115482



Property Ref:
CPK115482 - 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.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk