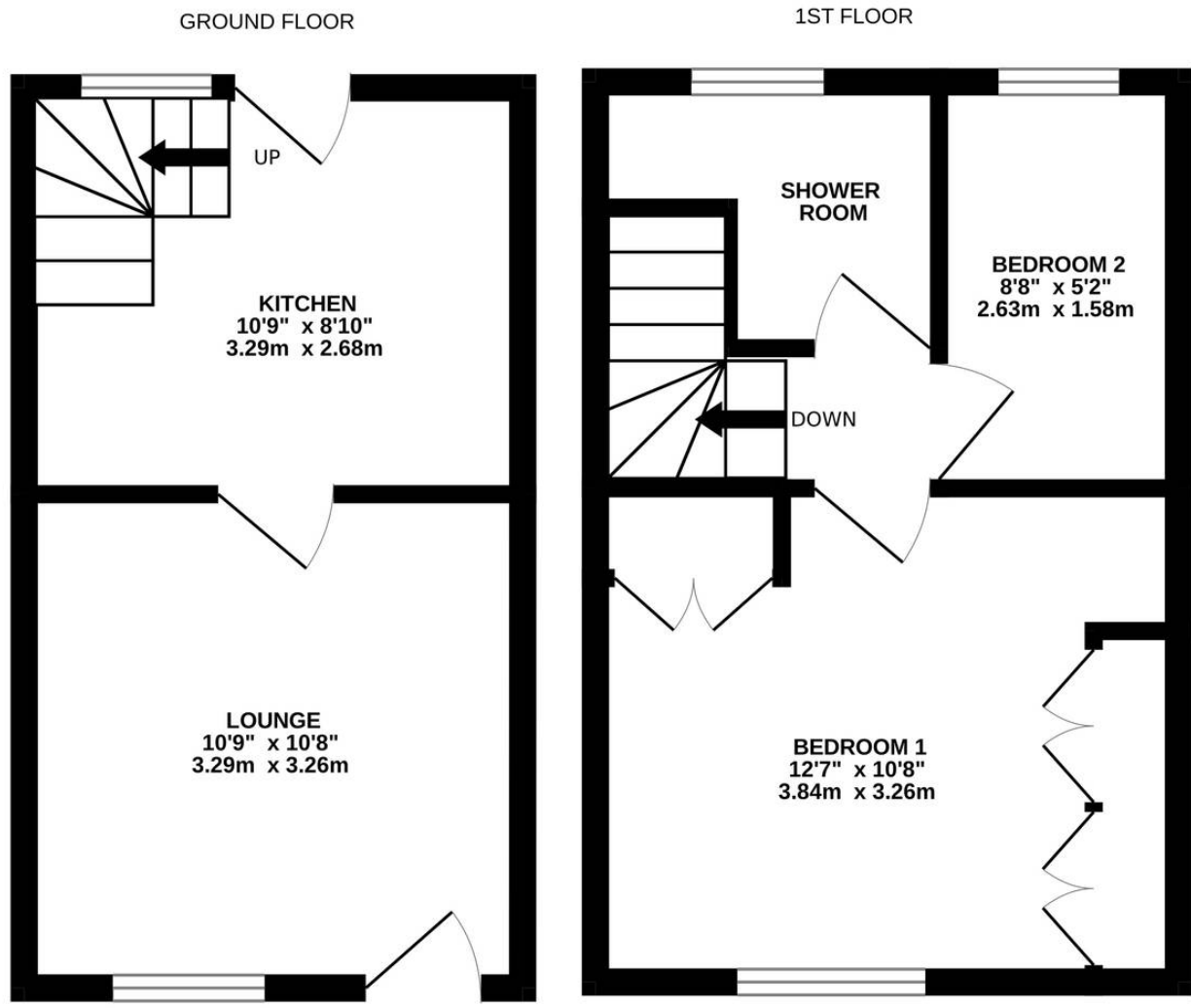




**Bole Hill Lane**

Crookes, Sheffield

Offers In Excess Of **£140,000**



BOLE HILL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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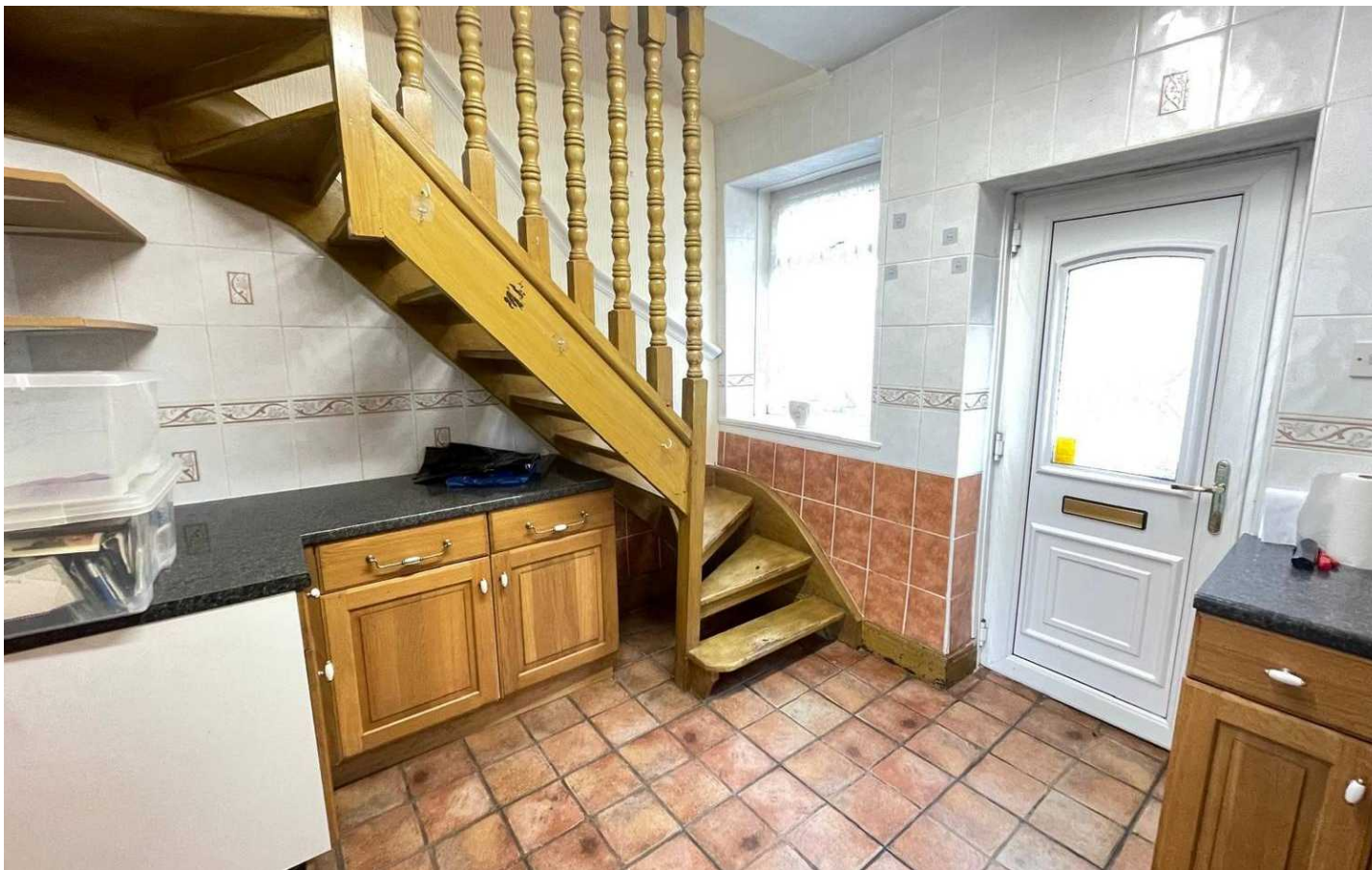
## Bole Hill Lane

Crookes, Sheffield.

*\*FOR SALE BY MODERN METHOD OF AUCTION;  
OVERS OVER £140,000 PLUS RESERVATION FEE\**

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, WE OFFER TO THE MARKET THIS TWO BEDROOM TERRACE PROPERTY, LOCATED IN THIS HIGHLY DESIRABLE PART OF SHEFFIELD AND OFFERS THE FOLLOWING ACCOMMODATION; To the ground floor, there is the living room and kitchen and to the first floor there are two bedrooms and shower room. Outside, there is a garden with an outbuilding to the rear. The EPC rating is D-65 and the council tax band is A.





### ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching glazed panel over into the living room.

### LIVING ROOM

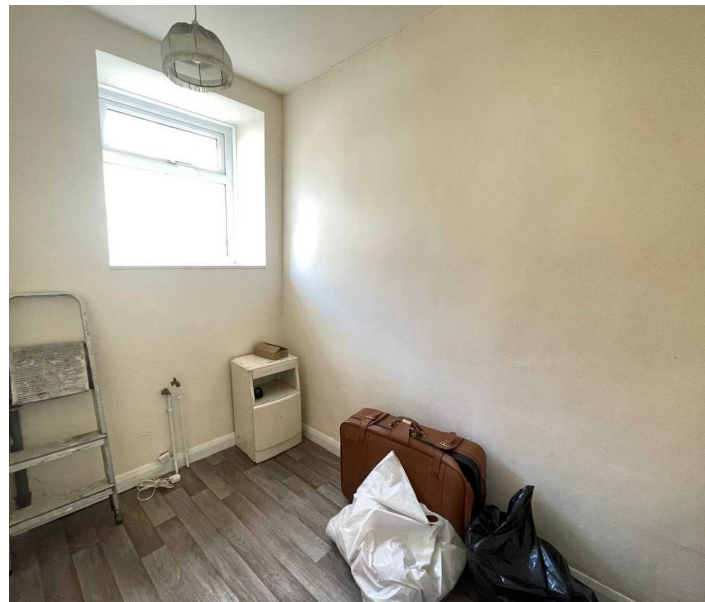
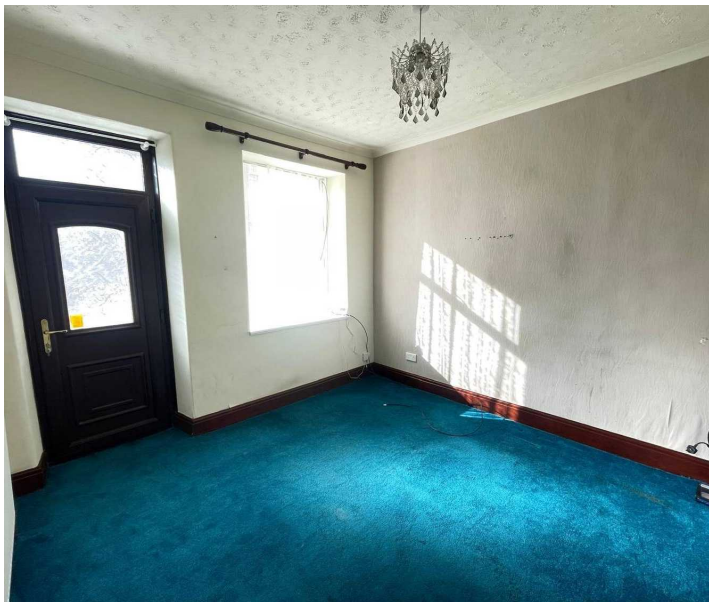
A front facing reception space with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front. A timber and glazed door leads through to the kitchen.

### KITCHEN

With a range of wall and base units in an oak shaker style with laminate worktops, tile splashbacks and tiled floor. There is space for a cooker and space for further appliances. There is ceiling strip light, uPVC double glazed window to the rear, uPVC and obscure glazed door giving access to the rear and access to the cellar. Here we also find the combination boiler.

### FIRST FLOOR LANDING

Timber stairs rise and turn to the first floor landing with ceiling light and access to the following rooms.



### **BEDROOM ONE**

A front facing double bedroom with two banks of quality solid oak wardrobes and dressing desk with drawers. There is ceiling light, central heating radiator, uPVC double glazed window and access to the loft via a hatch.

### **BEDROOM TWO**

With ceiling light, central heating radiator, plumbing for a washing machine and uPVC double glazed window to the rear.

### **SHOWER ROOM**

Comprising of a three piece white suite, in the form of close coupled W.C., pedestal basin with chrome taps over and shower with chrome mixer shower within. There is ceiling light, tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.

### **OUTSIDE**

To the rear, there is a garden area with access to an outbuilding. Please note, there is a right of access for neighbouring properties.



## **ADDITIONAL INFORMATION**

The EPC Rating is D-65, the Council Tax Band is A and we are informed by the vendor that the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm

## AUCTION COMMENTS

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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.



## Simon Blyth Estate Agents

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