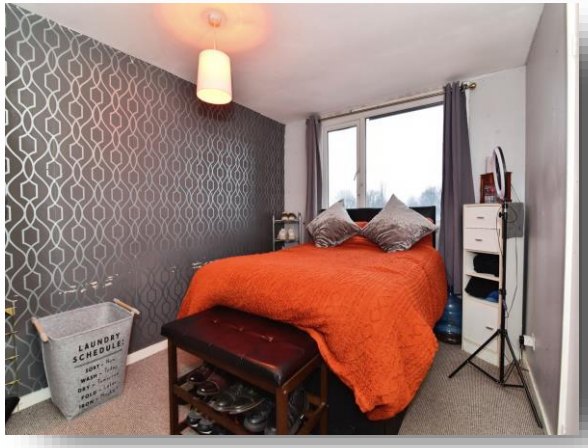
Weakland Crescent,Hackenthorpe Sheffield S12 4PD

william
h brown

welcome to

Weakland Crescent,Hackenthorpe Sheffield

CASH BUYERS This two-bedroom mid-terrace offers a spacious kitchen/diner, lounge, two bedrooms, bathroom with separate WC, and a lawned rear garden with seating area. Ideally located on Weakland Crescent close to shops, schools, and transport links—perfect for investors.SOLD WITH TENANT IN SITU.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Having double glazed front facing windows and a side facing windows and providing access to the front entrance.

Hall

Having stairs providing access to the first floor accommodation.

Lounge

Having a a radiator and french doors leading to the rear garden.

Kitchen / Diner

Having a rear facing double glazed window, a range of wall and base units with rolled edge work surfaces and an inset sink. Also having space and plumbing for a washer and patio doors to the rear garden.

Bedroom One

Having a rear facing double glazed window and a radiator.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Bathroom

Having a front facing double glazed window, sink basin and a bath with a shower above.

Toilet

Having a front facing double glazed window and a WC.

Garden

Having a lawned rear garden with a paved seating area.

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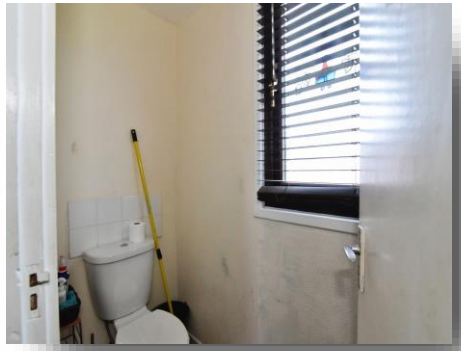
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CASH OFFERS
- Mid-terraced property

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£50,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114792

Property Ref:
CPK114792 - 0003

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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

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.