



**Broad Bridge Close, Kiveton Park Sheffield S26 6SN**

**welcome to**

**Broad Bridge Close, Kiveton Park Sheffield**

READY TO MOVE IN! Immaculately presented TWO bedroom DETACHED BUNGALOW with OFF ROAD PARKING and enclosed REAR GARDEN..  
Offered for sale with NO UPWARD CHAIN!!



## **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.

## **Entrance Hall**

Side facing double glazed door leading into hallway having laminate flooring, two storage cupboard with one housing combi boiler. Central heating radiator.

## **Lounge**

Having a continuation of the laminate flooring. Gas fire with surround, three front facing double glazed windows and two central heating radiators.

## **Kitchen**

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer with

side double glazed window above. Built in electric oven and electric hob, plumbing for washing machine and space for fridge freezer. Tiling to splash back areas and vinyl flooring.

## **Bedroom One**

Rear facing double glazed window and central heating radiator.

## **Bedroom Two**

Rear facing double glazed French doors leading onto rear garden and central heating radiator.

## **Shower Room**

Three piece suite with low flush WC, floating wash hand basin and walk in shower enclosure. Full tiling to walls and tiled flooring. side facing double glazed window and heated towel rail.

## **Outside Space**

Lawned garden to the front with pebbled borders and a range of bushes and plants. Driveway allowing parking for several vehicles leading to the side of the property. Laid to lawn garden to the rear with further stone patio seating area and storage shed.



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## Broad Bridge Close, Kiveton Park Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT PLOT
- MODERN THROUGHOUT

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT107988 - 0008

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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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