



Rackford Road, North Anston Sheffield S25 4DF

welcome to

Rackford Road, North Anston Sheffield

DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW SET BEHIND GATES WITH AMPLE OFF STREET PARKING AND A GARAGE. EARLY VIEWINGS ARE ADVISABLE TO AVOID MISSING OUT. POPULAR VILLAGE LOCATION NEARBY TO AMENITIES, BUS ROUTE AND MOTORWAY NETWORKS.



Entrance Porch

Access into the property via a side porch giving access to the kitchen. Front facing entrance door and side facing double glazed window,

Kitchen

Breakfast kitchen accessed via a side facing entrance door leading from the porch, front facing double glazed window allows plenty of natural light into the room, wall and base units incorporating a stainless steel sink and drainer with splashback tiling, double oven, gas hob and extractor fan. Under counter built in fridge, integral slimline dishwasher and washing machine. Central heating radiator.

Lounge

Front facing double glazed window accompanied by side facing windows to both sides allows an abundance of light into the room. Electric fire, laminate flooring and two central heating radiators.

Inner Hall

Benefiting from a storage cupboard, loft access and access to bedrooms and bathroom.

Bedroom One

Double bedroom with fitted wardrobes to one wall and over the bed area, rear facing double glazed window and central heating radiator.

Ensuite

Tiled walls and vinyl flooring, shower cubicle, low flush wc and wash hand basin, Side facing double glazed obscured window.

Bedroom Two

Double bedroom with rear facing double glazed window, side facing double glazed window, built in wardrobes, and central heating radiator.

Bedroom Three

Double bedroom with side facing double glazed window, laminate flooring and central heating radiator.

Bathroom

Tiled walls, side facing double glazed obscured window, bath, low flush wc and wash hand basin, storage cupboard.

External

The front of the property offers a resin driveway with mature borders and small lawned garden behind gates. The side of the property the resin driveway continues leading to the garage which offers up and over door, power and lighting.

The rear of the property offers a lawned garden, patio and garden shed, fully enclosed.

Agents Note

Please note that the AML fee covers 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.



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welcome to

Rackford Road, North Anston Sheffield

- NO CHAIN
- DETACHED BUNGALOW
- LOUNGE DINER, KITCHEN
- THREE BEDROOMS, ENSUITE & BATHROOM
- RESIN DRIVEWAY, GARAGE & GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108069 - 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.

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