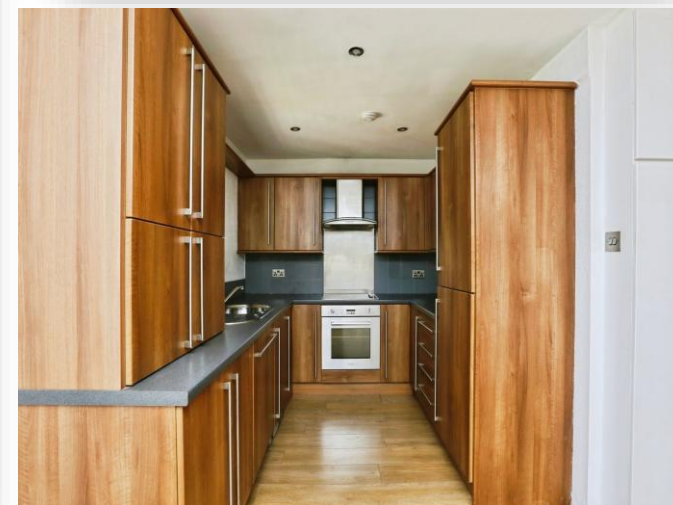




Safell Place, North Anston Sheffield S25 4JR

welcome to

Scafell Place, North Anston Sheffield

Well presented two bedroom home located to the popular Scafell Place of North Anston, offered for sale with NO UPWARD CHAIN this property is a MUST SEE. GUIDE PRICE £100,000 - £110,000



Open Plan Lounge And Kitchen

Open plan lounge and kitchen having a range of fitted units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include electric oven, electric hob, fridge freezer and dishwasher with plumbing for washing machine. Laminate flooring throughout, two rear facing double glazed windows, central heating radiator and storage cupboard.

Stairs And Landing

Bedroom One

Laminate flooring, front facing double glazed window and central heating radiator. Storage cupboard.

Bedroom Two

Fitted wardrobes to one wall and access to loft space housing combi boiler. Front facing double glazed window and central heating radiator.

Bathroom

Outside Space

Lawned garden to the front with a range of bushes and trees to borders. One parking space to the rear.

Lister Comments

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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Scafell Place, North Anston Sheffield

- NO UPWARD CHAIN
- POPULAR VILLAGE LOCATION
- OPEN PLAN LIVING
- TWO BEDROOMS
- PARKING SPACE TO REAR

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1977.

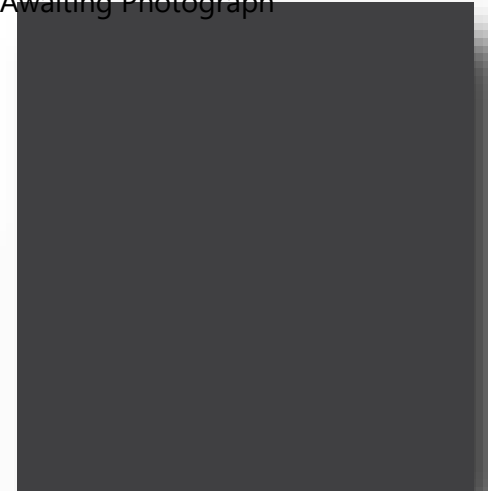
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108099



Property Ref:
DGT108099 - 0004

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.



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