



### 4 bed detached house to buy in

Whitley View, Ecclesfield, Sheffield, South Yorkshire, S35 9ZZ

**£300,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000

Superb 4 bedroom detached property with garage located on this select cul-de-sac development in the heart of Ecclesfield. Downstairs features a modern fitted kitchen with oven, ceramic hob, integrated upright fridge freezer with adjoining utility room and with washing machine and WC. Large entrance hallway, spacious through lounge with feature fireplace and dining room leading to a conservatory. Upstairs features a large landing area, master en suite bedroom, two further double bedrooms plus one single bedroom. All bedrooms complete with mirror sliding wardrobes. Family bathroom with shower. Enclosed rear garden and front driveway for 2 vehicles. Close to local amenities and having easy access to the M1 Motorway, Northern General Hospital and Meadowhall Shopping Centre.

\*COUNCIL TAX BAND E

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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