



## 2 bed semi-detached house to buy in S13

Balmoral Road, Sheffield, South Yorkshire, S13 7QF

**£125,000** Starting Bid

H x 2    D x 1    B x 2

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Semi Detached
- ✓ Corner Position
- ✓ Enclosed Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to bring to market this two-bedroom (originally three bedroom) semi-detached corner plot, featuring generous front and rear gardens.

Located in the sought-after area of Woodhouse, the property benefits from excellent transport links and a variety of local amenities close by.

The accommodation comprises /A spacious living room /A separate fitted kitchen with built-in units /Two well-proportioned double bedrooms to the first floor, one with a useful storage cupboard/A family bathroom complete with a three-piece suite.

Additional features include gas central heating throughout, a driveway providing off-road parking, and a large enclosed garden—perfect for families.

This property is offered with no upper chain, making it an excellent opportunity for first-time buyers or investors.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 713

Annual Ground Rent Amount: £4.00

Price: Starting Bid £125,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

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

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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