

LOT

13 Kirkdale Drive, Handsworth, Sheffield S13 9LH

12**Guide price* £100,000–£120,000**

A three bedroom semi-detached family home in a highly regarded residential area and offering superb potential after modernisation.

Description

A three bedroom semi-detached family home situated in a sought after and well regarded residential area. The property sits in large gardens and offers extension potential (subject to all the necessary consents and approvals) and therefore should be viewed to appreciate the opportunity offered. The house now requires modernisation throughout but has gas mains connected, UPVC double glazing and driveway providing off road parking. No. 13 will appeal to local builders, property professionals and residential buyers looking for a new project.

Location

Located in the heart

of Handsworth one of Sheffield's most sought after residential suburbs within catchment for reputable schools. Handsworth is a suburb of south eastern Sheffield and is popular with young professionals and families alike. There are excellent commuter links to the city centre and also the M1 motorway network along with regular bus links. The area is in easy reach of Meadowhall Shopping Centre. Woodhouse and Handsworth offer excellent shopping including an Asda Superstore, independent shops, bars, restaurants and sports facilities. Crystal Peaks Shopping Centre and Drake House Retail Park are also within reach.

Accommodation

Ground Floor Entrance hall opening into the bay windowed lounge and stairs to the first floor. Kitchen with pantry and separate dining room with door to the rear garden.

First Floor Landing, double bedroom one with fitted furniture, double bedroom two, single bedroom three and bathroom/WC

Outside Driveway to front, small front garden, enclosed garden to rear (now overgrown).

Tenure

Leasehold – 800 years from 1936 with a ground rent of £5.00pa.

EPC

Energy Efficiency Rating E

Auction Valuer

Lucy Crapper ANAVA

Note

For more information connected to securing a mortgage on this property please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

Viewing

Strictly by appointment with joint agent Blundells Gleadless 0114 265 5767 For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.