



## 2 bed semi-detached house to

Dearne Court, Wincobank, Sheffield,  
South Yorkshire, S9 1GE

**£99,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ IDEAL INVESTMENT
- ✓ TWO SPACIOUS BEDROOMS
- ✓ DRIVEWAY AND GARAGE
- ✓ 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

2 double bedroom semi detached property in this popular location with off road parking and large garage. Downstairs has an entrance hallway, modern fitted kitchen and spacious lounge. Upstairs has 2 double bedrooms with sliding door wardrobes and a modern bathroom with shower. Large external garage. Close to local amenities including Meadowhall Shopping Centre.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Price: Starting Bid £99,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1986

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


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

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>		
(55-68) <b>D</b>	68	
(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 

Dearne Court, Wincobank, Sheffield, South Yorkshire, S9 1GE

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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