



Hawthorn Terrace, Sheffield

welcome to

Hawthorn Terrace, Sheffield

GUIDE PRICE £225,000 - £235,000A two bedroom mid-terrace house within a sought after area. Offering great living accommodation throughout and easy access to the Royal Hallamshire Hospital.



Located within a sought after area this home offers great living accommodation throughout. On the ground floor there is a good-size kitchen and lounge offering access to the rear garden. The first floor benefits from two bedrooms and a family bathroom. With great transport links, local amenities and close to the Royal Hallamshire Hospital you don't want to miss out.

Lounge

12' 2" maximum x 11' 6" maximum (3.71m maximum x 3.51m maximum)

Kitchen

12' 2" maximum x 10' 7" maximum (3.71m maximum x 3.23m maximum)

Bedroom One

11' 7" maximum x 11' 6" maximum (3.53m maximum x 3.51m maximum)

Bedroom Two

13' 2" maximum x 7' 7" maximum (4.01m maximum x 2.31m maximum)

Bathroom



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Hawthorn Terrace, Sheffield

- GUIDE PRICE £225,000 - £235,000
- MID-TERRACE HOME
- TWO BEDROOMS
- GOOD-SIZE KITCHEN AND LOUNGE
- CLOSE TO THE ROYAL HALLAMSHIRE HOSPITAL

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 782 years from 25 Mar 1886. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107177 - 0002

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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