



HUNTERS[®]
HERE TO GET *you* THERE

35 Rosedale Road, Sheffield, S11 8NW

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Asking Price £230,000

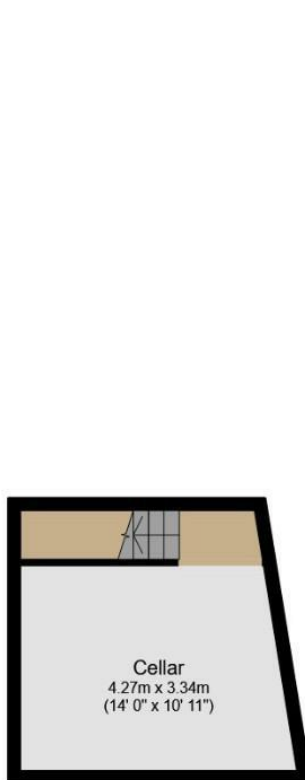
Nestled on the charming Rosedale Road on the corner of Stalker Lees Road in the very popular -after area of S11 just off the fashionable Ecclesall Road having fabulous bars, restaurants and lovely retail therapy is this spacious end terraced house which presents an excellent opportunity with no upper chain for both home buyers and investors alike having four bedrooms.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into a modern fitted kitchen, perfect for culinary enthusiasts and social gatherings. On the first floor the property also features a well-appointed bathroom, ensuring convenience for all residents.

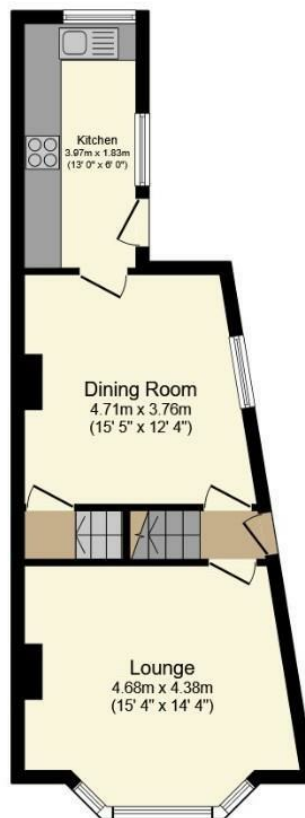
One of the standout features of this home is the charming backyard, providing a private outdoor space for gardening, entertaining, or simply enjoying the fresh air. The location is particularly desirable, with easy access to local amenities, parks, and excellent transport links, making it a prime choice for those looking to settle in a vibrant community.

This property is not only a wonderful family home but also a promising investment opportunity in a thriving part of Sheffield. With its modern features and ample living space, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

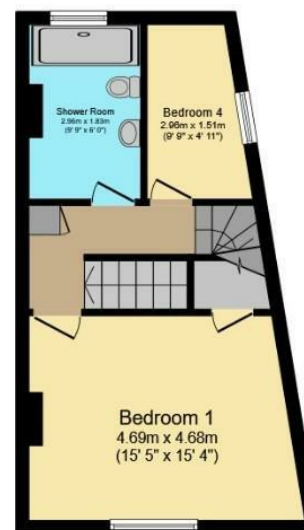
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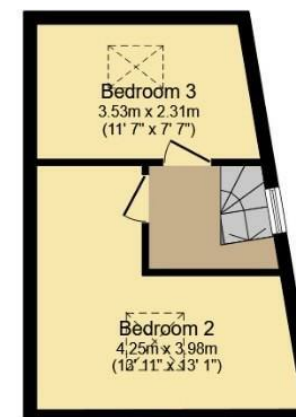
Cellar
Floor area 17.7 sq.m. (191 sq.ft.)



Ground Floor
Floor area 40.2 sq.m. (433 sq.ft.)



First Floor
Floor area 31.3 sq.m. (337 sq.ft.)



Second Floor
Floor area 24.1 sq.m. (260 sq.ft.)

Total floor area: 113.3 sq.m. (1,220 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 3rd May 1901 and an annual ground rent charge of £14.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

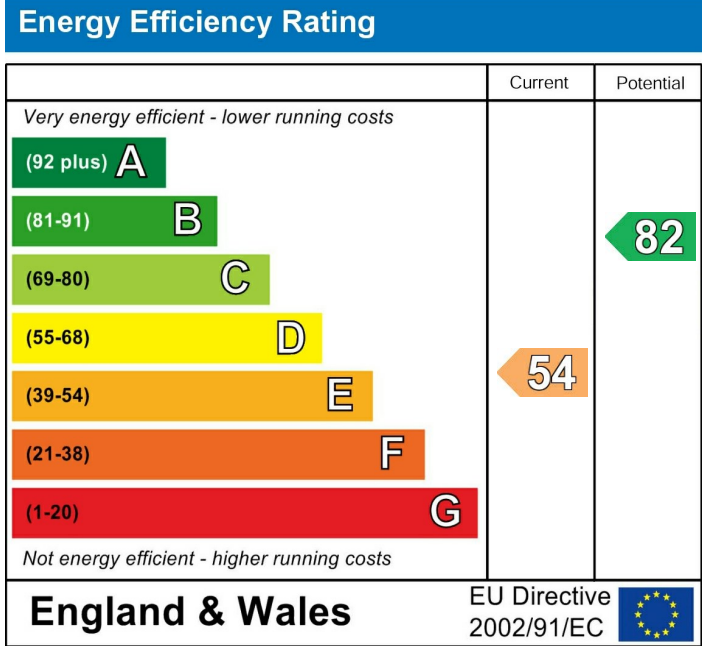
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





