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65 Pearson Place, Meersbrook, Sheffield, S8 9DE

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## £230,000

Welcome to Pearson Place, Meersbrook, Sheffield - a charming mid-terrace house with a rich history dating back to the early 1900s. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With two cosy bedrooms, this home offers a comfortable living space for a small family or those looking for a spare room to convert into a home office or hobby space. The luxury bathroom is a true highlight, providing a tranquil retreat where you can unwind after a long day.

Step outside into the landscaped garden, a serene oasis where you can enjoy your morning coffee or host summer barbecues with friends and family. The recent renovation of this property means you can move in hassle-free and start enjoying all the modern comforts it has to offer.

Located in the heart of Meersbrook, this house is conveniently situated near local amenities, schools, and parks, making it an ideal choice for those seeking a peaceful yet vibrant community to call home. Don't miss out on this fantastic opportunity.

### GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 24 June 1901 at a ground rent of £2.50 per annum.

### RATING ASSESSMENT

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

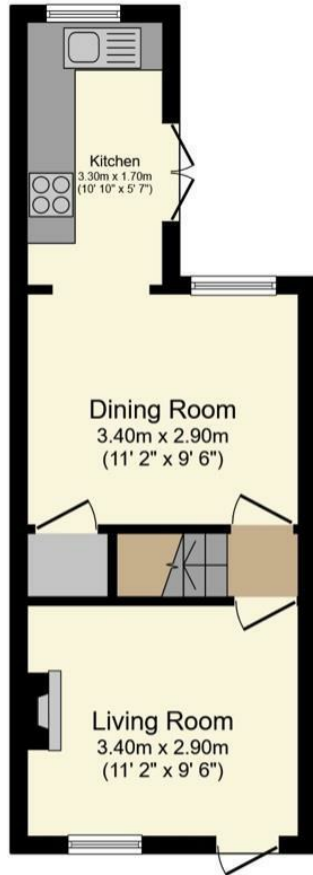
### VACANT POSSESSION

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

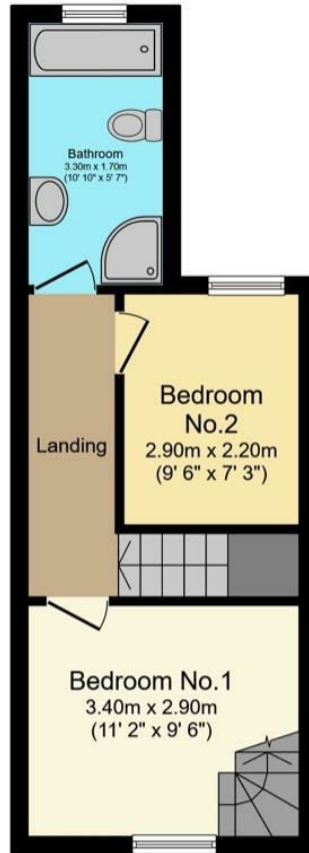
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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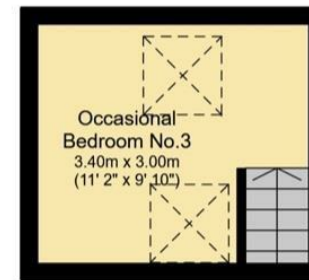
**Ground Floor**

Floor area 28.9 m<sup>2</sup> (311 sq.ft.)



**First Floor**

Floor area 28.9 m<sup>2</sup> (311 sq.ft.)



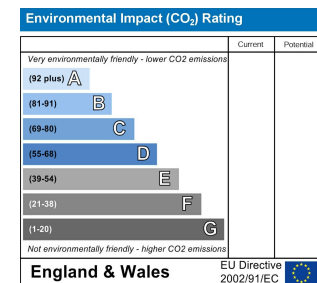
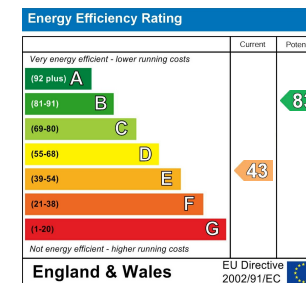
**Second Floor**

Floor area 10.2 m<sup>2</sup> (110 sq.ft.)


TOTAL: 68.0 m<sup>2</sup> (732 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](http://www.Propertybox.io)

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.







