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HERE TO GET *you* THERE

123 Penrhyn Road, Sheffield, S11 8UP

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£350,000

Welcome to this charming terraced house located on Penrhyn Road in Sheffield. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. The house features a bay window, adding character and allowing natural light to flood the living room.

Step inside to discover an off-shot fitted kitchen with vaulted ceiling and complete with integrated dish washer, oven, induction hob all below solid wood worktops, ideal for preparing delicious meals and entertaining guests. The two reception rooms offer versatile living spaces with the living room have a gas fire and the dining room have a feature fire place, providing ample room for relaxation and socialising.

The modern bathroom is a sleek and stylish addition to the property having a shower over the bath, offering a tranquil space to unwind after a long day. Access to the rear is via a secure gate with the landscaped garden providing a peaceful retreat where you can enjoy the outdoors and soak up the sunshine.

Dating back to the early 1900s, this house exudes charm and character while offering all the modern conveniences for comfortable living. Don't miss the opportunity to make this lovely terraced house your new home in Sheffield.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th March 1907 at a ground rent of £2.60 per annum.

RATING ASSESSMENT

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

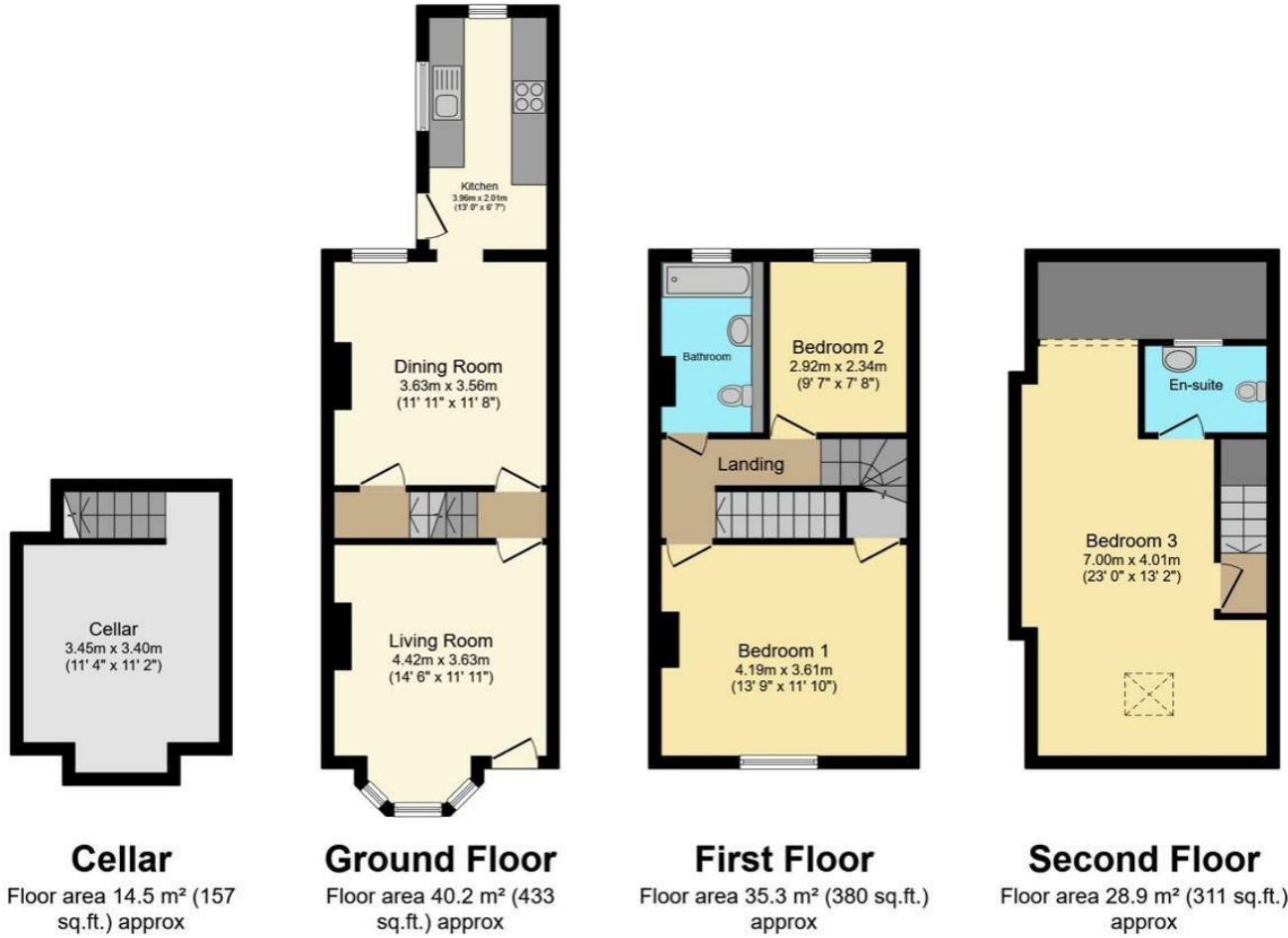
VACANT POSSESSION

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.**

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Total floor area 119.0 m² (1,281 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

