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HERE TO GET *you* THERE

24 Harbord Road, Sheffield, S8 0BB

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Asking Price £285,000

Welcome to Harbord Road, Sheffield - a charming location for this delightful three-bedroom end terrace house. This property boasts two reception rooms, an offshot kitchen, a modern shower room, and a convenient ground floor w.c. The house is being offered with no onward chain, making it a hassle-free option for those looking to move quickly.

One of the highlights of this property is its private and enclosed garden, providing a retreat that is not overlooked by neighbouring properties but backing onto the popular Abbey Lane School. Whether you're looking to enjoy a morning coffee outdoors or host a summer barbecue, this garden offers the perfect space for relaxation and entertainment.

Located in a desirable area, this house is ideal for families or professionals seeking a comfortable and well-maintained home. With its convenient layout and modern amenities, this property is sure to appeal to those looking for a blend of traditional charm and contemporary living.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover all that this lovely property on Harbord Road has to offer.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th March 1905 at a ground rent of £** per annum.

RATING ASSESSMENT

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

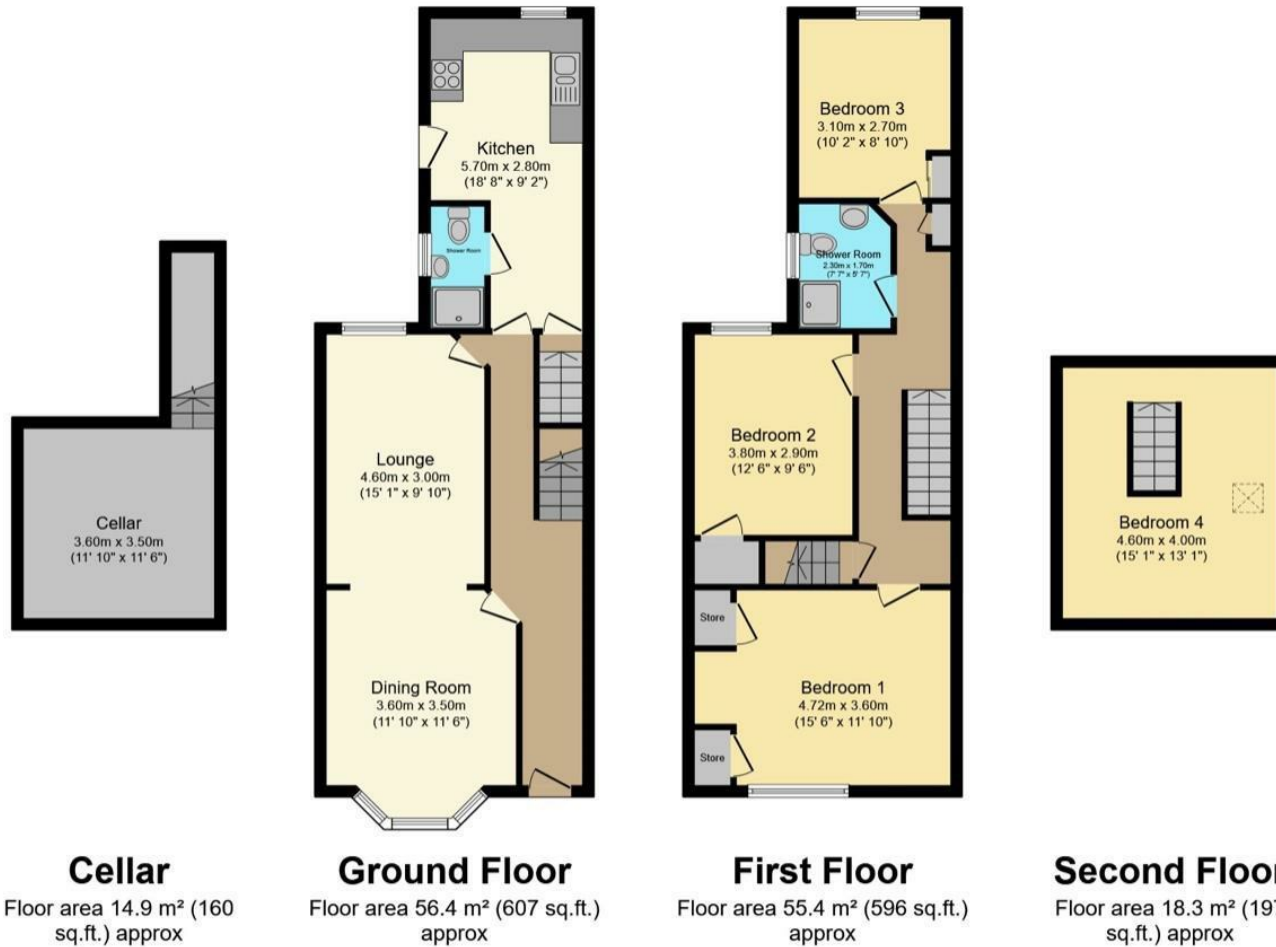
VACANT POSSESSION

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 145.0 m² (1,561 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		
		83
	36	
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		

Energy Efficiency Rating

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England & Wales	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.



