



HUNTERS®
HERE TO GET *you* THERE

18 Minto Road, Sheffield, S6 4GL

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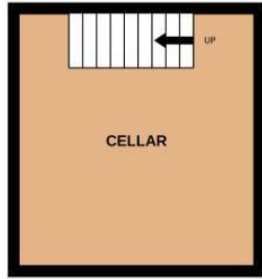
Asking Price £150,000

We are acting in the sale of the above property and have received an offer of £150,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

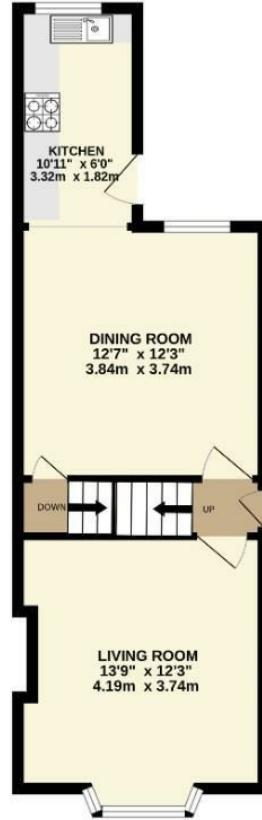
Hunters Hillsborough are delighted to present a deceptively spacious three bedroomed mid terrace home situated in the sought after district of Hillsborough, just a stones throw away from many local amenities, Hillsborough park and the Sheffield Supertram network. The property requires a scheme of modernisation and would appeal to first time buyers and investors alike. Entry via the back door into the off shot kitchen with a range of wall and base units and space for usual appliances. Through to the large family dining room with access to the cellar. Inner lobby with stairs rising and an external side door. Relaxing bay windowed lounge with high ceilings and laminate flooring. The first floor has a large master bedroom overlooking the front of the house, a further double bedroom and the family bathroom. Stairs rise to the attic bedroom with a dormer window and access to the eaves. Outside the property is set back from the road with steps leading up to the house. The rear garden is accessed via a gate with a concrete area and raised beds.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com

BASEMENT
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

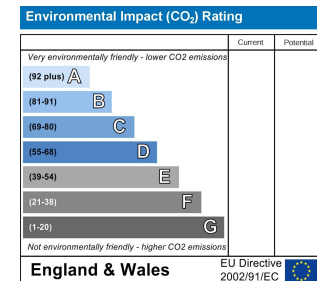
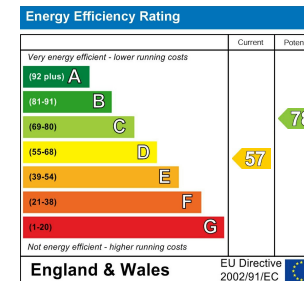


2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Remarks

TENURE

This property is Leasehold with 344 years remaining, at a cost of £38 per annum

RATING ASSESSMENT

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

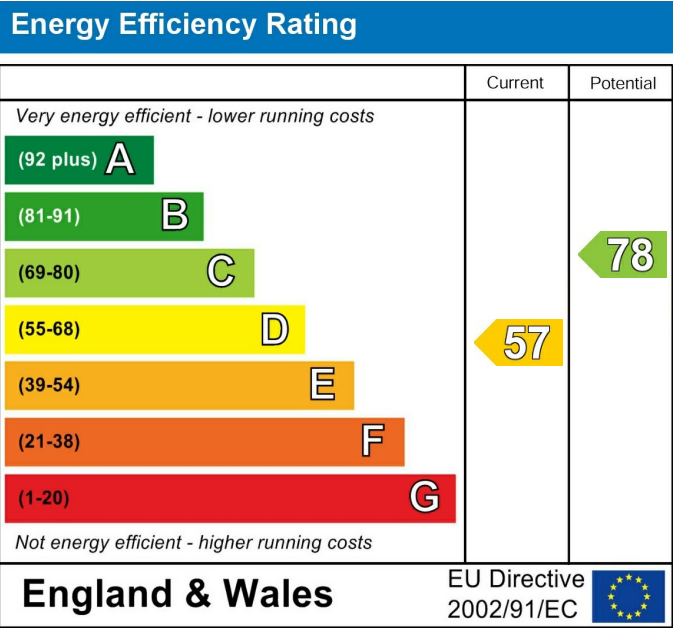
VACANT POSSESSION

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.

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.









