



HUNTERS[®]
HERE TO GET *you* THERE

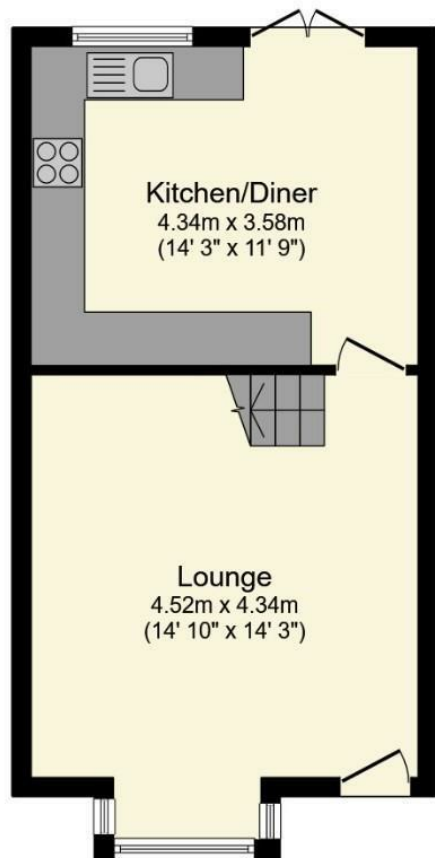
25 Farnley Avenue, Sheffield, S6 1JP

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Asking Price £180,000

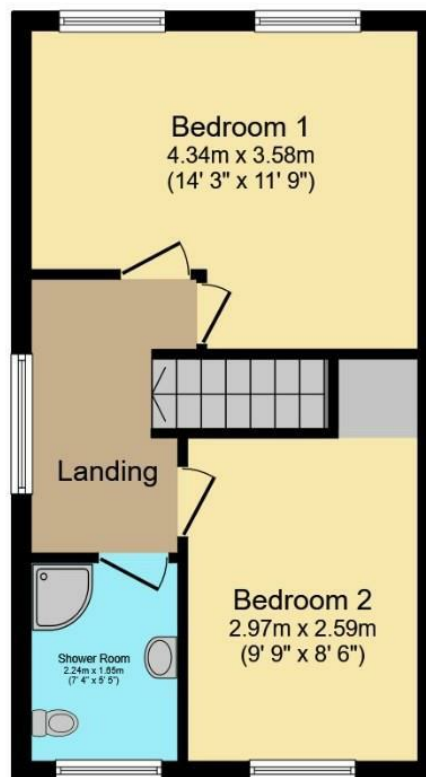
Hunters Hillsborough are delighted to present a superb first time buyer or investors home with two double bedrooms, parking for 2 cars and a garage. Previously a three bed and easily converted back, the property is situated in the popular district of Wadsley Bridge offering a host of amenities available on Kilner Way and within walking distance to Sainsburys, viewing is highly recommended. Entry via the front door into a relaxing bay windowed lounge with an open plan staircase and focal point feature fire surround with a gas fire. Door through to the kitchen diner featuring a range of white fitted wall and base units with accompanying work surfaces. Integrated electric oven and gas hob and space for undercounter white goods which are available to purchase subject to further negotiations. Space for a dining table and French doors out to the delightful garden. Upstairs, the master bedroom occupies the rear of the property. This supersized room was previously split into two and offers a range of fitted wardrobes and two windows looking out over the garden. Bedroom two is a good size with a built-in storage cupboard and the shower room comprises a walk-in shower cubicle, W/C and sink basin. Outside to the side of the property is a 2 car driveway with a secure gate leading onto the back garden. Having been lovingly maintained by the current owner, the private garden has a lawn with a range of mature shrubs and plant borders. There is a greenhouse and a surrounding privacy fence. This property is offered for sale with no onward chain.

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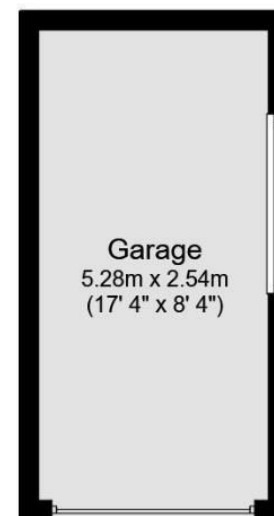
Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



First Floor

Floor area 35.6 sq.m. (383 sq.ft.)



Garage

Floor area 13.6 sq.m. (147 sq.ft.)

Total floor area: 86.1 sq.m. (926 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 Freehold.

RATING ASSESSMENT

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

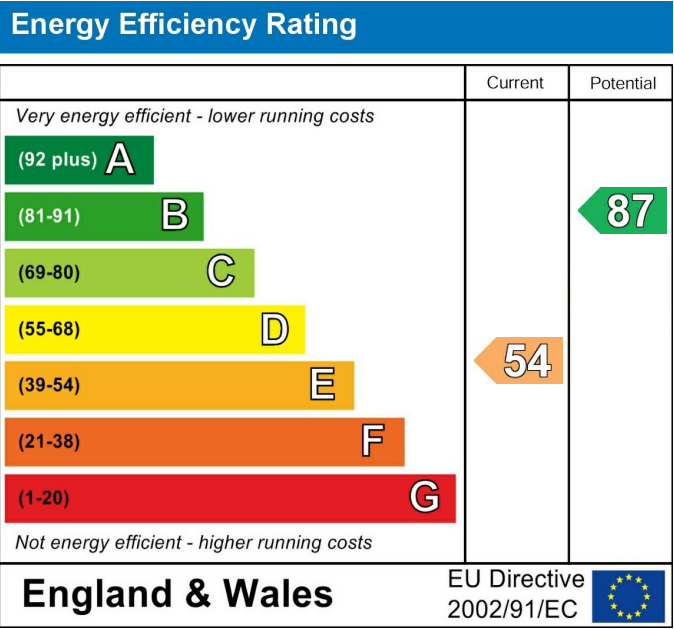
VACANT POSSESSION

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 requirement

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.

