



HUNTERS®
HERE TO GET *you* THERE

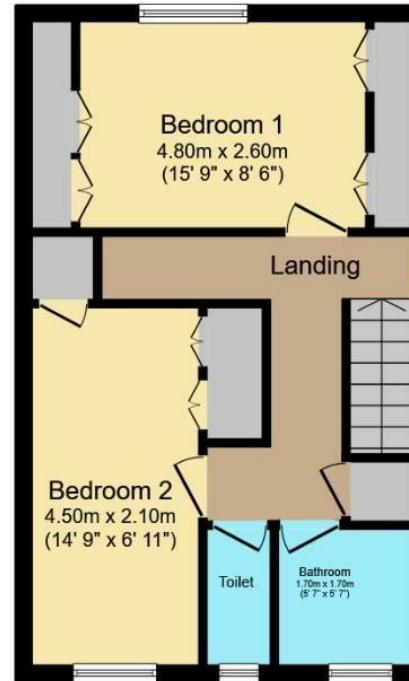
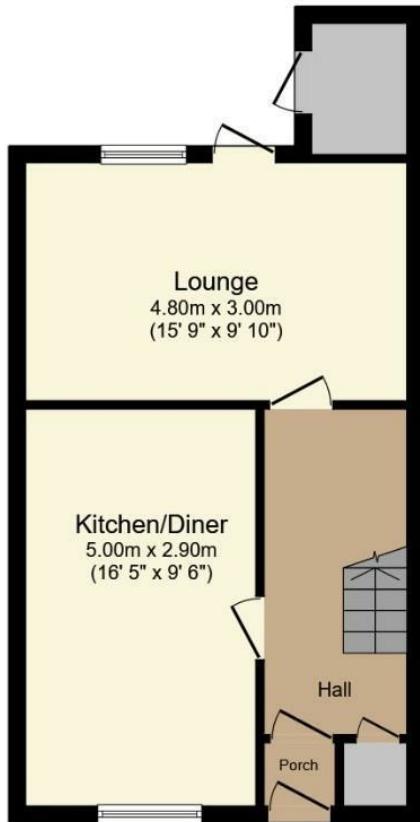
612 Firhill Crescent, Sheffield, S4 7DR

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£110,000 - £120,000

****Guide Price £110,000 £120,000****

Hunters Hillsborough are delighted to present a two double bedoomed mid terrace home set back from the road situated in the district of Firhill, close to the city centre and popular Kelham Island district. Appealing to first time buyers or investors alike, this delightful home offers private front and rear gardens and a good size dining kitchen, viewing is highly recommended. Entry via the front gate with a path leading down to the front door. Handy porch ideal for coats and boots leading into the entrance hallway. Door through to the kitchen diner with a fantastic range of wall and base units with cream fronts and a built in eye level electric oven and a gas hob. Space for a freestanding fridge freezer and a washing machine. Ample space for a family dining table. The lounge occupies the rear of the property with a UPVC door leading out to the lovely rear garden. Upstairs you will find the master bedroom with a range of built-in wardrobes along with a further good size double bedroom with fitted cupboard space. Separate W/C and a fully fitted bathroom with a bath, shower over bath and a sink basin. Outside the property has a good size front and rear garden, with garden path and lawn and the rear garden has access to a handy storage cupboard. Communal parking is available for residents along with regular public transport links situated just a short walk away.



Total floor area 79.9 sq.m. (860 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).

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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 A.

VACANT POSSESSION

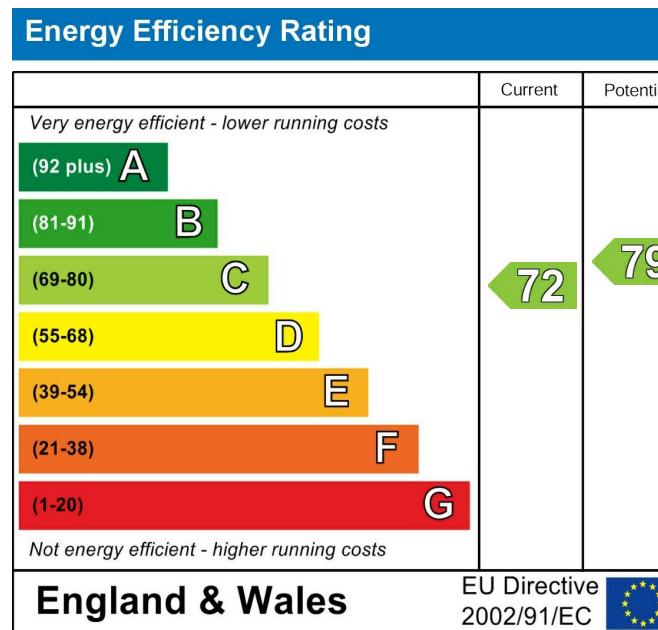
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.

