



**14 Addy Close, Sheffield**

**Price Guide £160,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

- No Chain
- Currently generating £1066 PCM
  - Two bedroom property
  - Enclosed rear garden
- Price Guide £160,000 - £170,000.

- Suitable as a residential purchase or buy to let
  - Two reception rooms
  - Convenient location
  - EPC rating of C

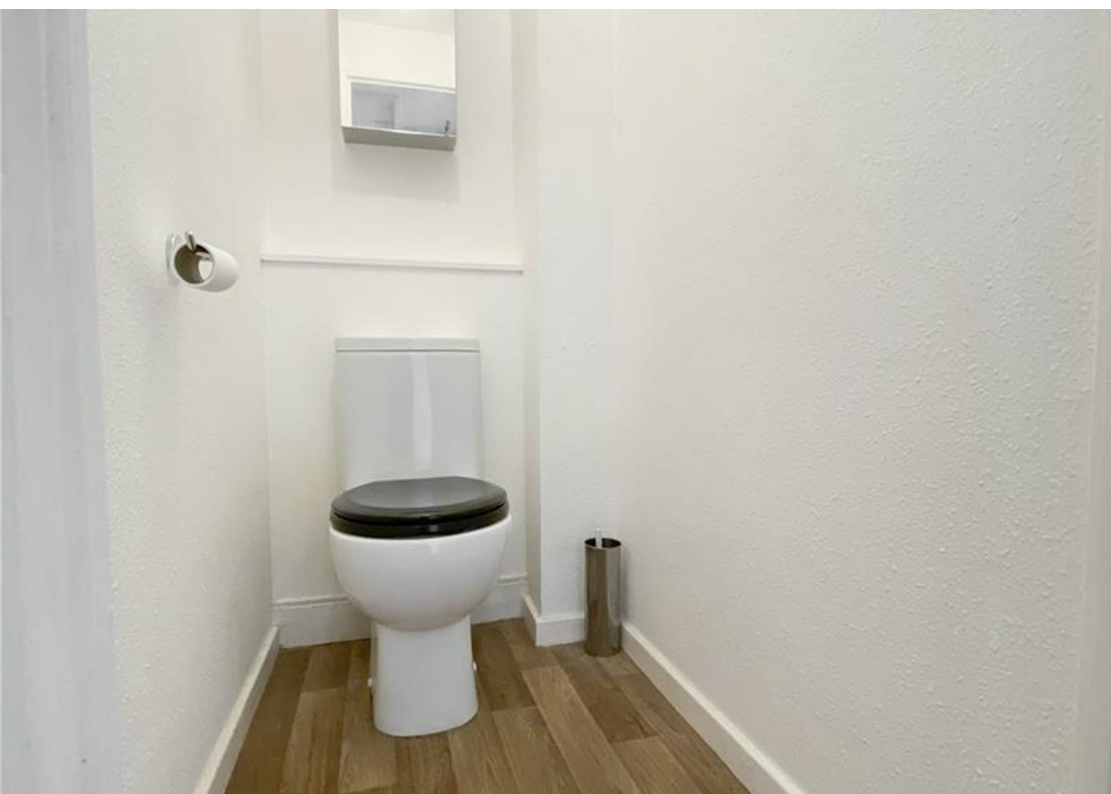
Guide price £160,000 - £170,000

Hunters of Hunters Bar are delighted to bring to market this great opportunity to acquire this well presented two double bedroom mid town house located in the heart of this highly convenient and popular residential location. The property is currently let out on an Assured Shorthold Tenancy (AST) at £1066 per month. The property offers generous accommodation over two levels benefiting from uPVC double glazing and combination boiler central heating.

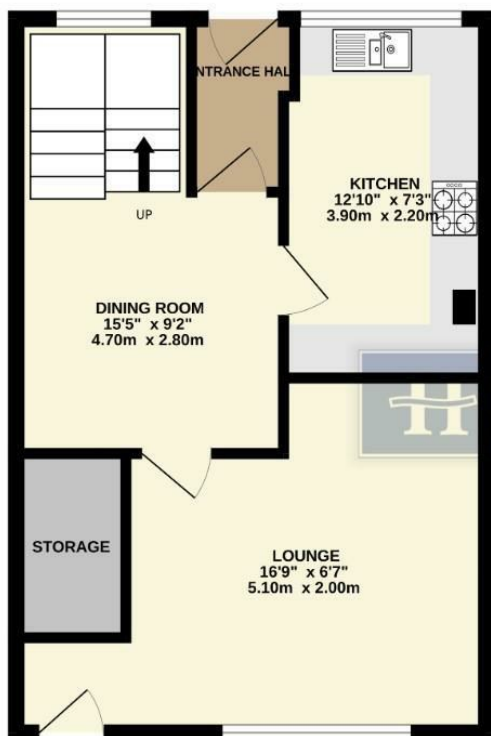
Access to local amenities including shops, schools, public transport, access to the City Centre, Central Hospitals and Universities.

Externally there is an entrance garden and to the rear is also an enclosed rear garden.

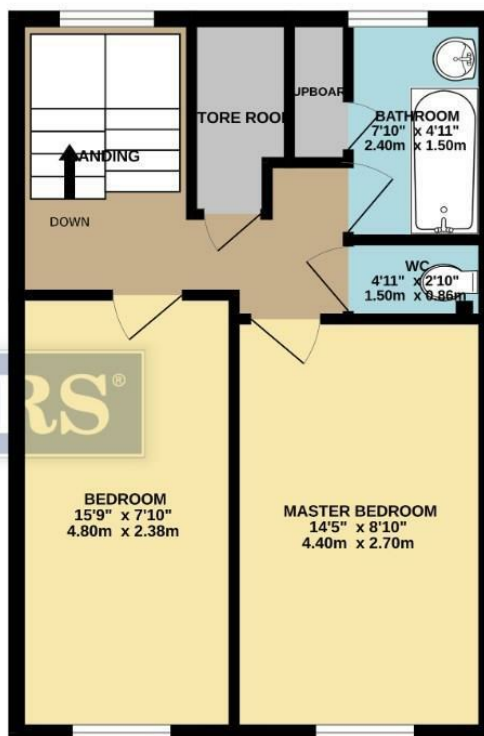
Viewing is essential to appreciate the size of accommodation on offer.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**THINKING OF SELLING?** 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

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