



HUNTERS[®]
HERE TO GET *you* THERE

35 Bishop Hill, Sheffield, S13 7EN

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Asking Price £140,000

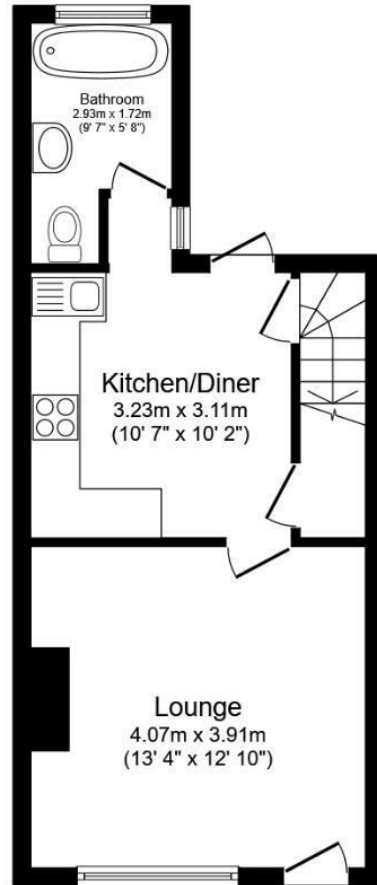
Hunters Swallownest are delighted to present this beautiful red brick, two double bedroom, mid terrace house.

This charming and charismatic home, briefly comprises of; front facing lounge, a modern fitted kitchen and a contemporary 3 piece white bathroom suite. To the first floor are two double bedrooms. Outside is a drive providing off street parking with a little garden area to the front. To the rear, the property benefits from a long enclosed garden with a lawn leading up to a patio area, perfect for a seating arrangement.

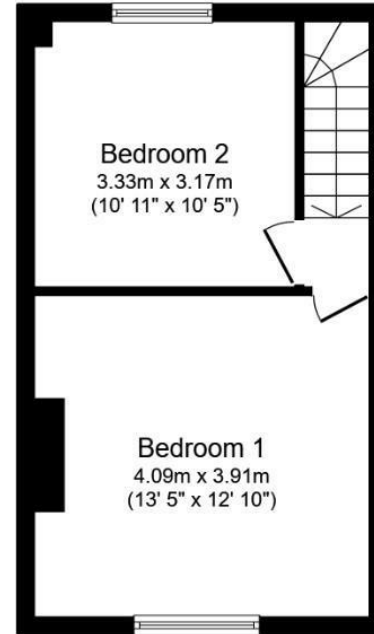
The property resides in the much sought after residential area and community of Woodhouse, close by to local amenities including schools, shops / convenience stores, coffee shops / tea room, pubs and Shire Brook Valley Nature Reserve.

This would be ideal for first time buyers, investors or even those looking to downsize.

Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111
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Ground Floor
Floor area 35.4 sq.m. (381 sq.ft.)



First Floor
Floor area 28.1 sq.m. (302 sq.ft.)

Total floor area: 63.5 sq.m. (683 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

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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Anti Money Laundering

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.

General Remarks

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.

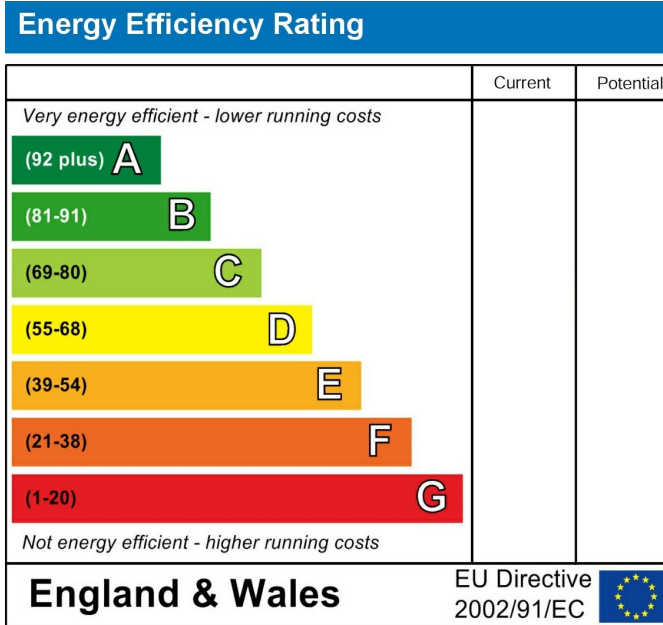
VACANT POSSESSION

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 SECURED ON IT.



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.



