



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

37 Sheldon Road, Nether Edge, Sheffield, S7 1GT

37 Sheldon Road, Nether Edge, Sheffield, S7 1GT

£225,000

Nestled in the charming area of Nether Edge, Sheffield, this mid-terrace house on Sheldon Road presents an exciting opportunity for those looking to create their dream home. Boasting five spacious bedrooms, this property is perfect for families or those seeking ample living space.

One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and efficient purchase process. While the house requires a scheme of modernisation, this offers the new owner the chance to personalise and enhance the property to their own taste and standards.

The location is another significant advantage, as Nether Edge is known for its vibrant community and excellent amenities. Residents can enjoy a variety of local shops, cafes, and parks, all within easy reach. The area is well-connected to the rest of Sheffield, making it ideal for commuters and families alike.

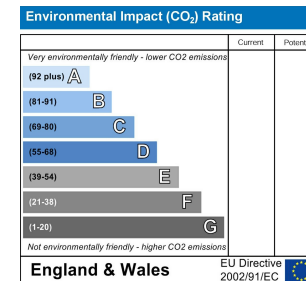
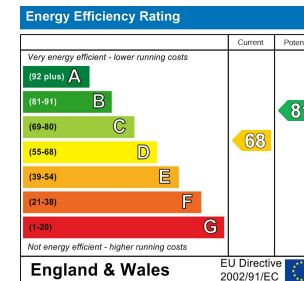
In summary, this property on Sheldon Road is a fantastic opportunity for those looking to invest in a spacious home in a desirable location. With a little vision and effort, this house can be transformed into a stunning residence that reflects your personal style. Don't miss out on the chance to make this property your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area 192.1 m<sup>2</sup> (2,068 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). Powered by propertybox.io



### 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 long Leasehold with a term of 500 years from 1900 at a ground rent of £8 per annum.

### RATING ASSESSMENT

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

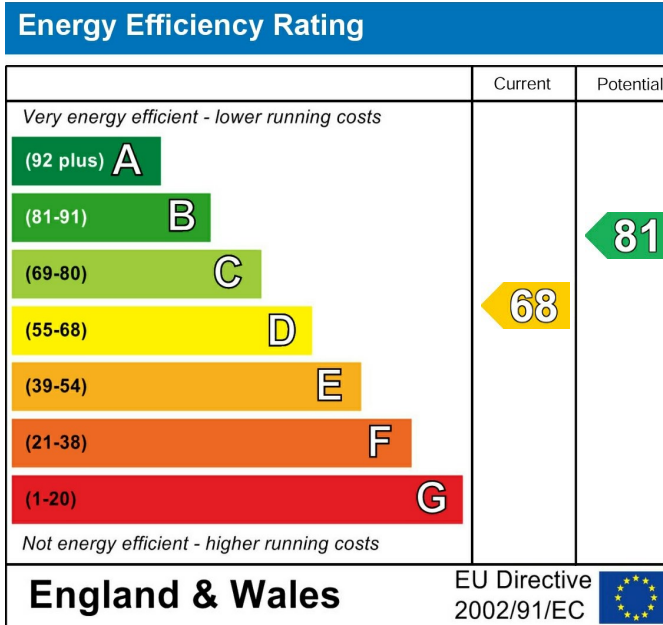
### VACANT POSSESSION

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.

