

# HUNTERS®

HERE TO GET *you* THERE

9 Hartopp Avenue, Sheffield, S2 3LH

By Auction £82,000

Property Images



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## Property Images



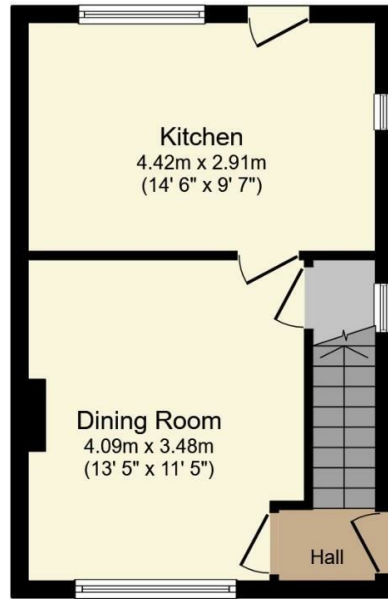
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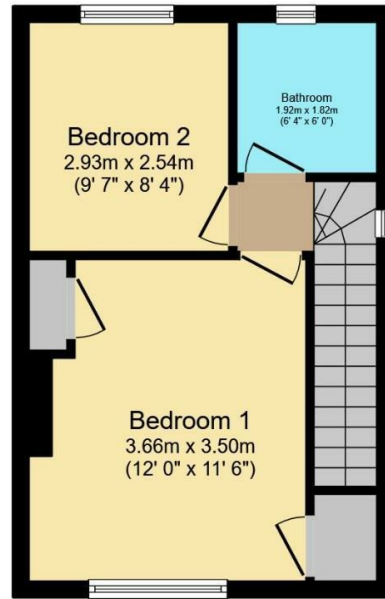
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**Ground Floor**



**First Floor**

Total floor area 62.8 sq.m. (676 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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

\*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION \* GUIDE PRICE £82,000 \*  
BIDDING CLOSES 6 MAY 3PM \* RESERVATION FEE APPLIES \* FOR BIDDING AND LEGAL  
INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

Hartopp Avenue, Sheffield 2, is an end terrace house which presents an excellent opportunity for those seeking a project to make their own. Available with no onward chain, this two double bedroom property is perfect for first-time buyers or investors looking to add value through modernisation and refurbishment.

Upon entering, you are greeted by a side entrance lobby that leads to a welcoming front-facing living room, ideal for relaxation and entertaining. The dining kitchen, located at the rear, offers a functional space for family meals and gatherings. Ascending to the first floor, you will find a landing that connects to two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom completes this level, offering essential amenities.

Externally, the property boasts a front garden that enhances its curb appeal, along with off-road parking for one vehicle, ensuring convenience for residents. A path leads from the parking area to the rear, where you will discover an enclosed garden, perfect for outdoor activities or simply enjoying the fresh air.

This property is being sold by the modern method of auction, making it an attractive option for those looking to secure a home in a popular location. With its potential for improvement and a layout that suits modern living, this end terrace house on Hartopp Avenue is a promising prospect for anyone looking to invest in Sheffield.

### Features

- Two bedrooms • Dining kitchen • Upvc double glazed • Enclosed rear garden • Off road parking • No onward chain - Ideal for first time buyer or investor • For sale by modern method of auction • Energy Performance Rating D