HUNTERS®

HERE TO GET *you* THERE



Owlerton Green

Sheffield, S6 2BH

Asking Price £120,000

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56 Owlerton Green, Sheffield, S6 2BH

We are acting in the sale of the above property and have received an offer of £120,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Hunters Hillsborough are delighted to present a three bedroomed mid-terrace house that presents a remarkable opportunity for those looking to invest in a property with great potential. This spacious residence has previously been utilised as two self-contained apartments. With some modernisation required throughout, it is an ideal project for investors or those seeking to create their dream family home.
Nestled in the heart of Hillsborough, location is everything with this one. The ground floor features a generous reception room, a versatile space that has been used as a bedroom, a kitchen, and a convenient shower room. The first floor mirrors the layout of the ground, offering another reception room, a bedroom, a bathroom, and a kitchen. This configuration allows for a variety of living arrangements, making it suitable for families to change to a large family home or those wishing to maintain a rental income via two apartments.







GENERAL REMARKS
The property is Leasehold with 682 years remaining cost per anum TBC
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.
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.

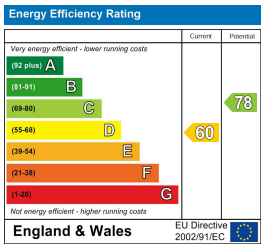
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

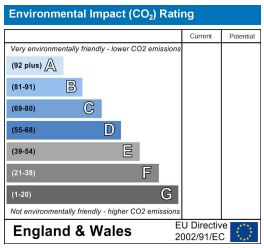
Area Map



Floor Plans

Energy Efficiency Graph





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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