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84 Well Road, Meersbrook, Sheffield, S8 9TZ

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## Guide Price £240,000

Nestled on Well Road in the vibrant city of Sheffield, this modern semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Boasting two well-proportioned bedrooms, this property is designed to cater to contemporary living while providing ample space for relaxation and entertaining.

Upon entering, you will find an entrance lobby with stairs to the first floor. The inviting living room and conservatory offers versatility for various uses, whether it be a cosy lounge or a formal dining area. The heart of the home is the dual aspect kitchen, which is both stylish and functional, allowing for delightful meals and gatherings with family and friends.

The property features a well-appointed bathroom, ensuring convenience for all residents.

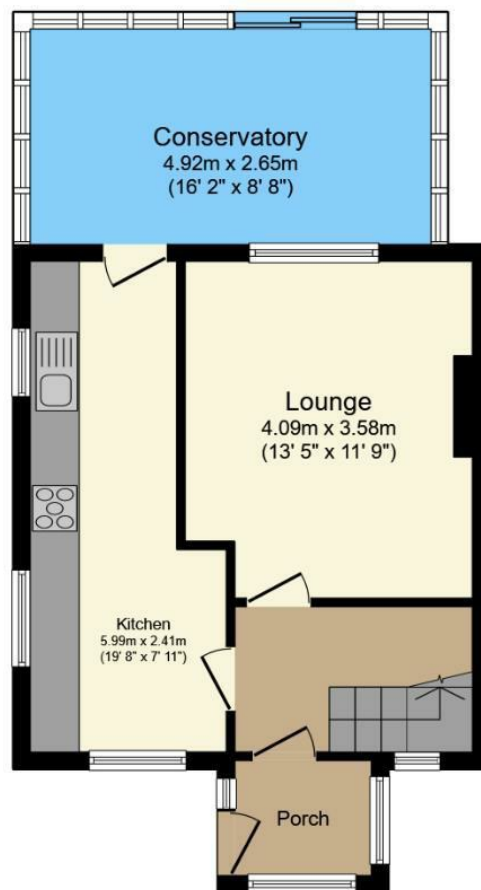
Outside, the low-maintenance rear garden is perfect for enjoying the outdoors without the burden of extensive upkeep, making it an ideal space for relaxation or entertaining guests.

Parking is a significant advantage here, with off-road space available for up to four vehicles, including a detached garage, providing secure storage and ease of access.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. With its modern amenities and prime location, this semi-detached house on Well Road is a fantastic choice for those looking to settle in Sheffield with this house being only 1.5 miles from Sheffield train station and city centre. Don't miss the chance to make this delightful home your own.

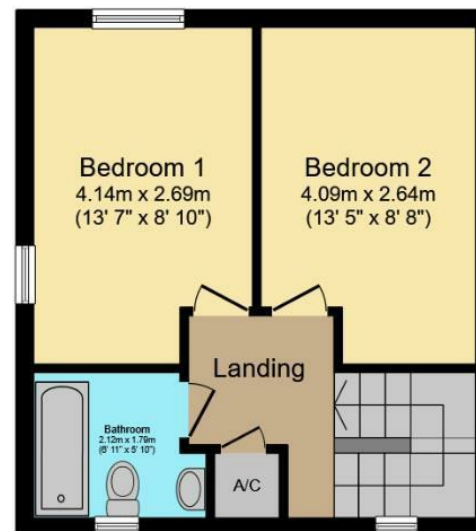
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### Ground Floor

Floor area 49.3 sq.m. (531 sq.ft.)

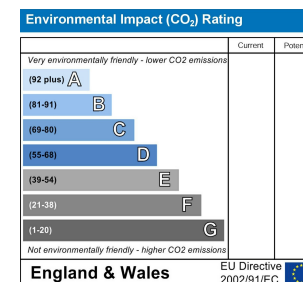
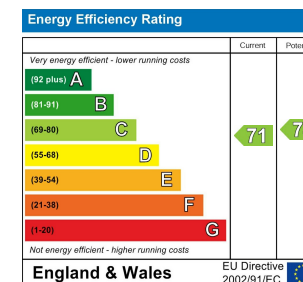


### First Floor

Floor area 32.7 sq.m. (352 sq.ft.)

**Total floor area: 82.1 sq.m. (883 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](http://www.Propertybox.io)



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

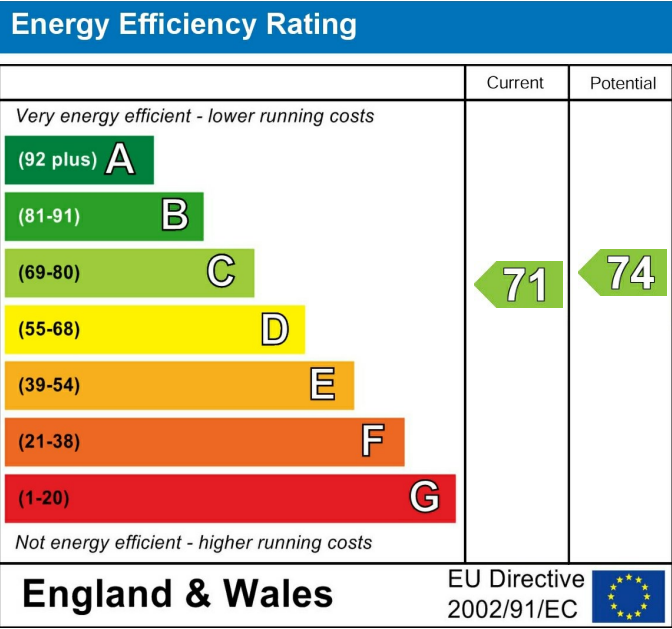
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.**

**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 £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 set your property live.



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.



















