



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

20 Lamb Hill Close, Sheffield, S13 8FU

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Asking Price £160,000

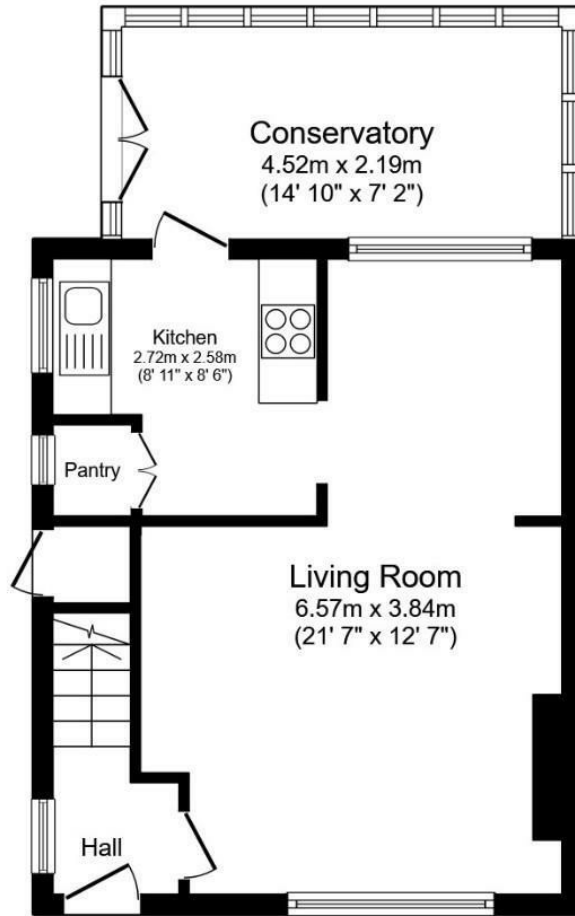
Hunters are delighted to market this three bedroom semi-detached house in the popular and much sought after residential area of Richmond.

Available with no chain, this property is coming to the market for the first time in several decades after serving as a family home. The property would benefit from a scheme of modernisation, and offers huge potential to those looking for the ideal family home they can make their own.

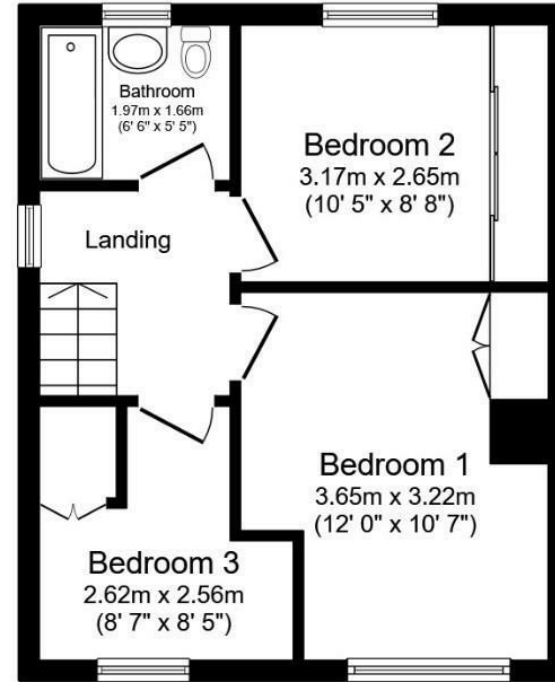
The accommodation comprises of: entrance lobby, lounge to the front which leads to the dining area and kitchen. From the kitchen you can access the garden / utility room. On the first floor are 2 double bedrooms and a single room along with a coloured bathroom suite. Outside the property has gardens to the front and rear with a driveway leading to the rear of the property which leads up to a garage.

Lamb Hill Close is situated in the suburb of Richmond, with an abundance of amenities close by including Schools, shops, cafes and with great transport link and connectivity to the parkway and motorway.

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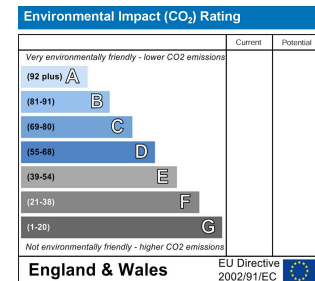
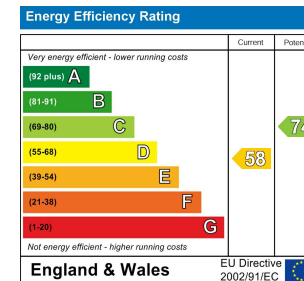
Ground Floor



First Floor

Total floor area: 79.4 sq.m. (855 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.

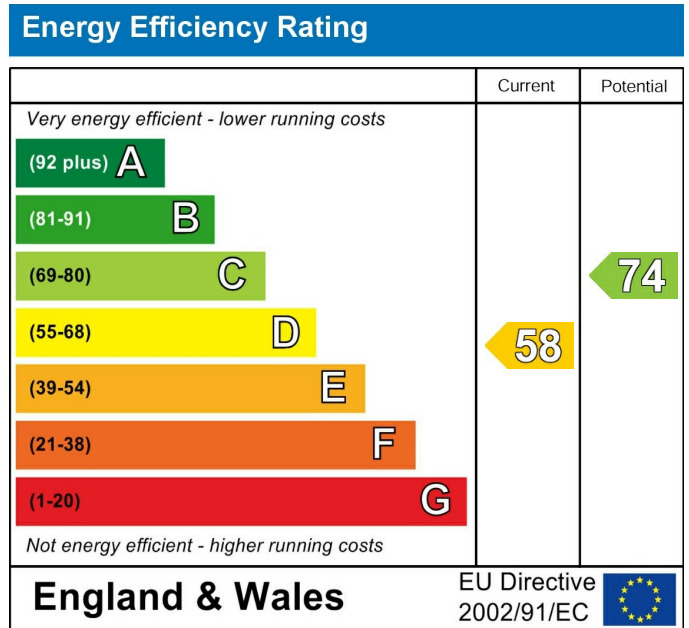
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

**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 £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.



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.









