



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

21 Tansley Drive, Sheffield, S9 1LH

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Asking Price £150,000

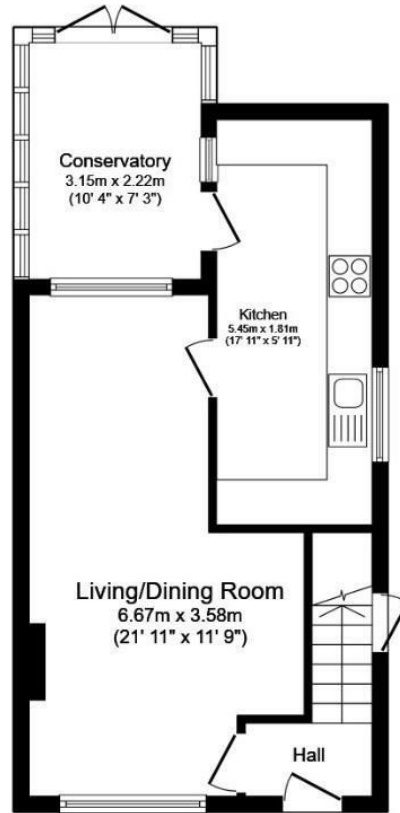
Hunters Swallownest are delighted to market this two double bedroom semi detached house, located on the pleasant residential street of Tansley Drive.

Available with no chain, the property briefly comprises of; an entrance lobby which leads into the dual aspect living room with space for a lounge and dining area. There is an extended fitted kitchen and a conservatory off the living room. To the first floor are two double bedrooms and a white bathroom suite.

Outside the property has a driveway providing off street parking along with a detached garage and an enclosed rear garden.

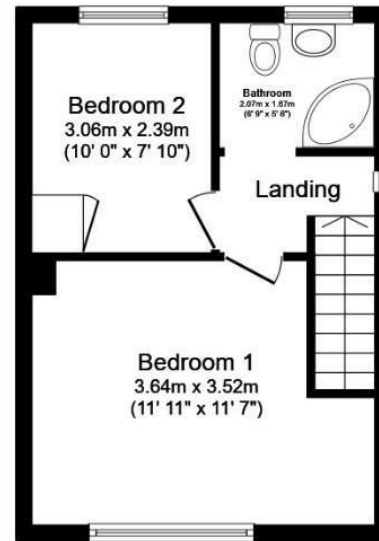
Winkobank benefits from having a range of facilities nearby including Meadowhall shopping centre, schools, supermarkets and the world renown Ingle Boxing gym is just a few streets away. The property is also ideally situated close by to motorway links, making it ideal for those commuting in and out of the city.

Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111  
swallownest@hunters.com | www.hunters.com



### Ground Floor

Floor area 43.4 sq.m. (467 sq.ft.)  
approx

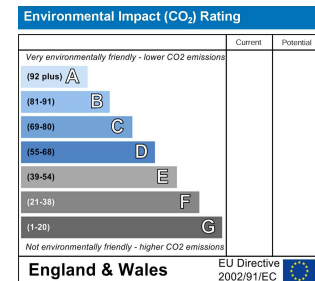
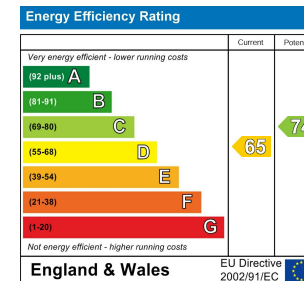


### First Floor

Floor area 30.5 sq.m. (328 sq.ft.)  
approx

Total floor area 73.8 sq.m. (794 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 [www.focalagent.com](http://www.focalagent.com)



### 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 leasehold with an unexpired lease term of 200 years from 29 September 1963 with 137 years remaining.

### RATING ASSESSMENT

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

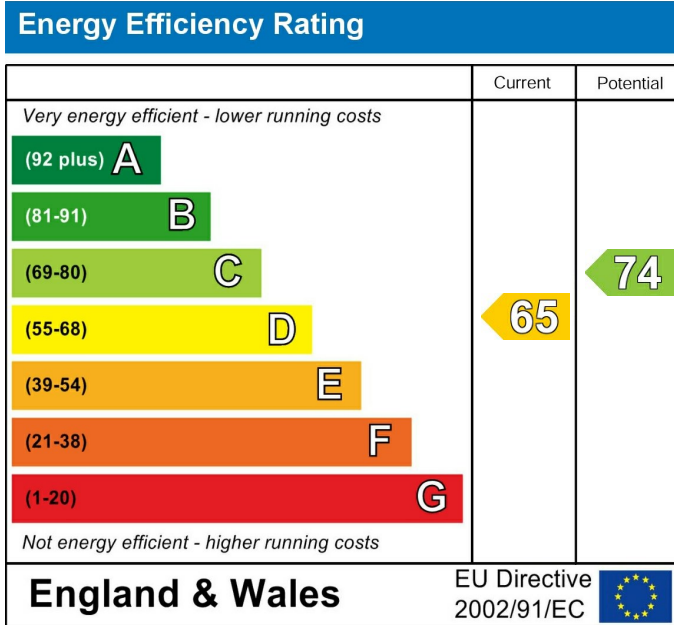
### VACANT POSSESSION

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.**



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.



