goodmove



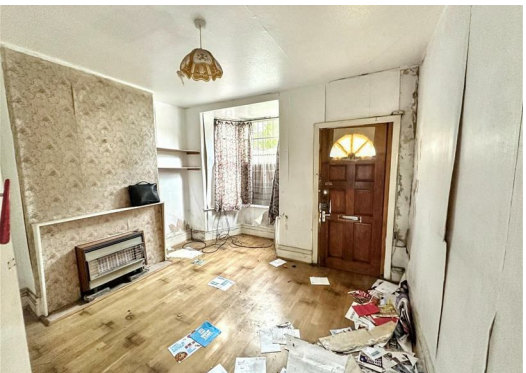
25 Sharrow Street, Sheffield, S11 8BY
Offers in excess of £100,000

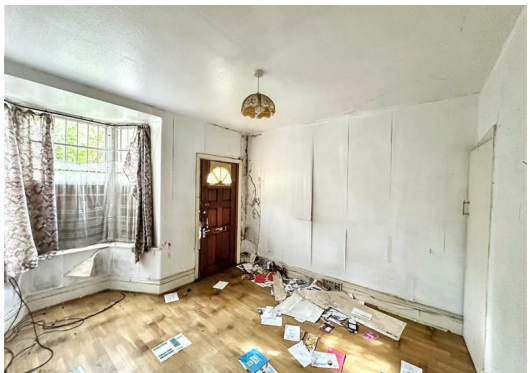
Goodmove are delighted to present this exciting opportunity to acquire a three-bedroom terraced house offering excellent potential for improvement and value enhancement.

The property requires a significant programme of refurbishment and modernisation, making it ideally suited to buyers looking for a project, investors, or those wanting to create a home to their own specification.

Located in the very heart of Sharrow within a short stroll of central Sheffield, cosmopolitan Abbeydale and London roads are also close that are packed with independent eateries and cafes together with urban green spaces and access to The Peak District.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.







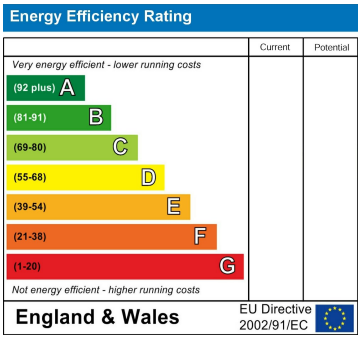
Leasehold Information

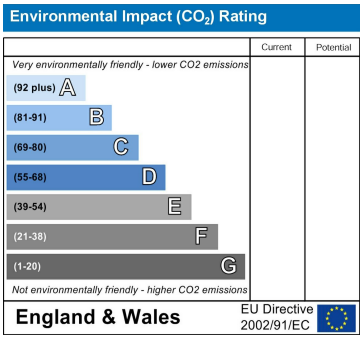
55 years remaining on the lease
Ground rent: £6.75 per annum
Maintenance charge: £0

This information is provided by the vendor and should be verified during the conveyancing process.

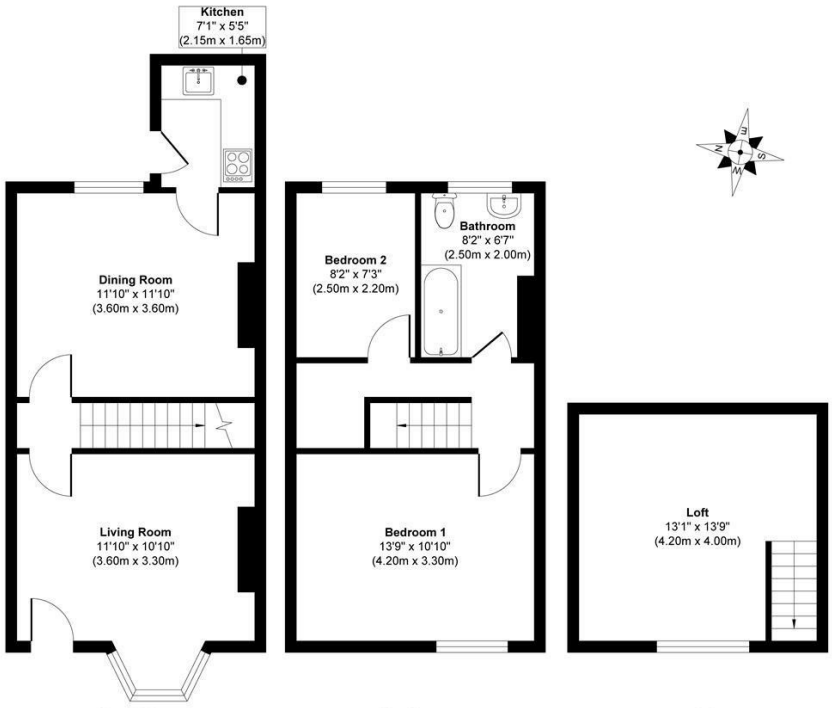
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



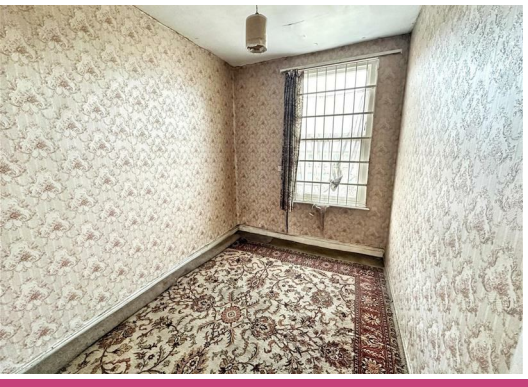


S11 8BY - 25 Sharrow Street



Approx. Gross Internal Floor Area 945 sq. ft / 87.93 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.







goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk