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23 Halifax Road, Hillsborough, Sheffield, S6 1LA

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By Auction £100,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £100,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Hunters Hillsborough are delighted to present a charming stone-fronted end terrace home presenting an excellent opportunity for first-time buyers or savvy investors. Situated in a superb location in Wadsley Bridge, the property is conveniently close to the Kilner Way retail park and Sainsbury's supermarket, ensuring that all your shopping needs are just a stone's throw away. Additionally, the green spaces of Hillsborough Park and Sheffield Supertram links are within a short walking distance, providing easy access to the wider city.

Entry via the rear door into the fully fitted kitchen, equipped with a range of appliances and offers ample space for a breakfast table, making it an ideal spot for casual dining.

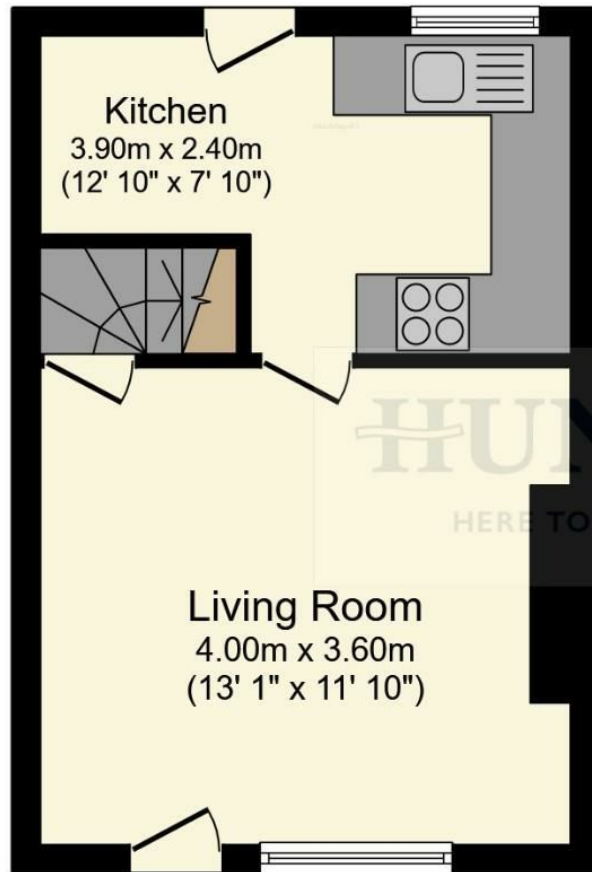
The inviting lounge boasts a deep window sill, perfect for enjoying the view of the bustling street outside. A door leads you to the staircase, enhancing the flow of the home.

The property features a good-sized double bedroom, along with a versatile single room that can easily serve as an office or guest room. The bathroom is practical, complete with a walk-in shower cubicle, sink, and W/C, catering to all your daily needs.

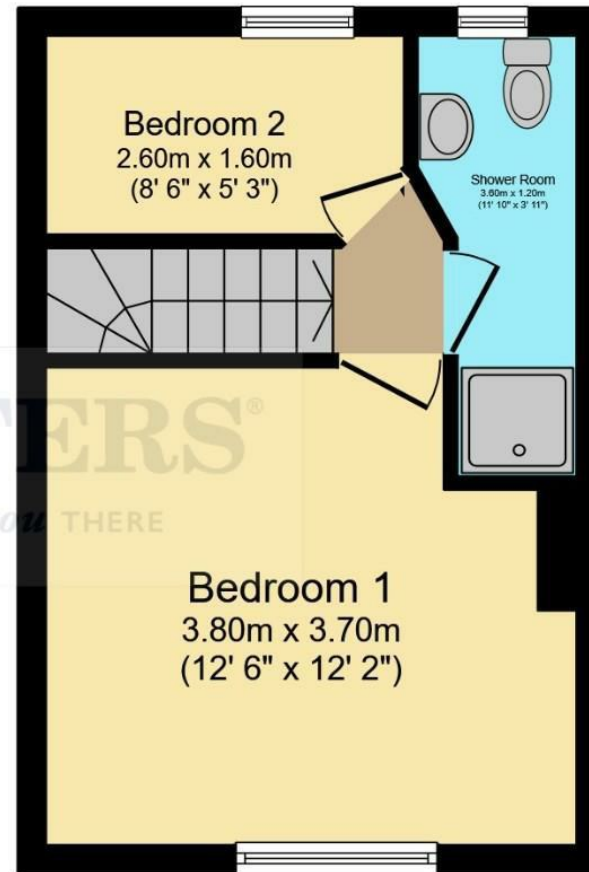
One of the standout features of this home is the rear garden, which, although currently overgrown, extends generously and has been cherished in the past as a peaceful retreat. With a little care and attention, it can be transformed into a delightful outdoor space for relaxation or entertaining.

This property is sold as seen, offering a blank canvas for those looking to upgrade and personalise their new home. Don't miss the chance to explore the potential of this lovely terraced house in a sought-after area of Wadsley Bridge.

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Ground Floor



First Floor

Total floor area 48.8 m² (525 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 propertybox.io

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.

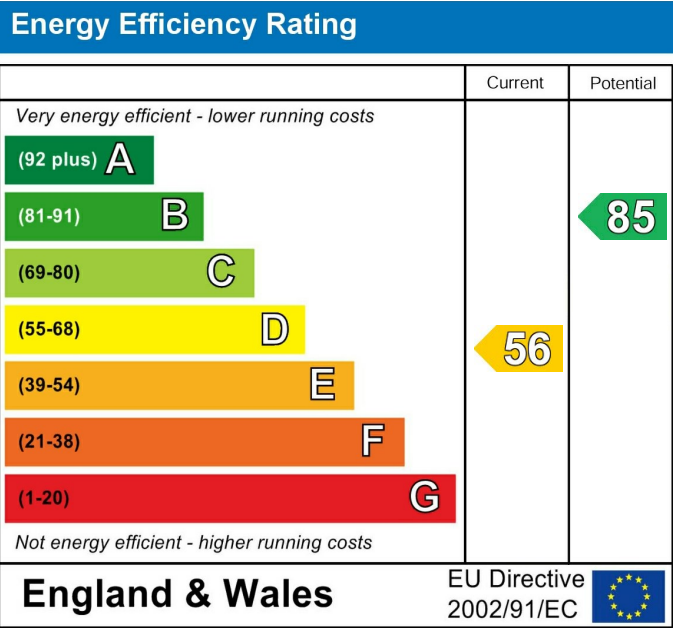
VACANT POSSESSION

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 requirement

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.



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.





