



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

22 Farndale Road, Sheffield, S6 1SH

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Asking Price £150,000

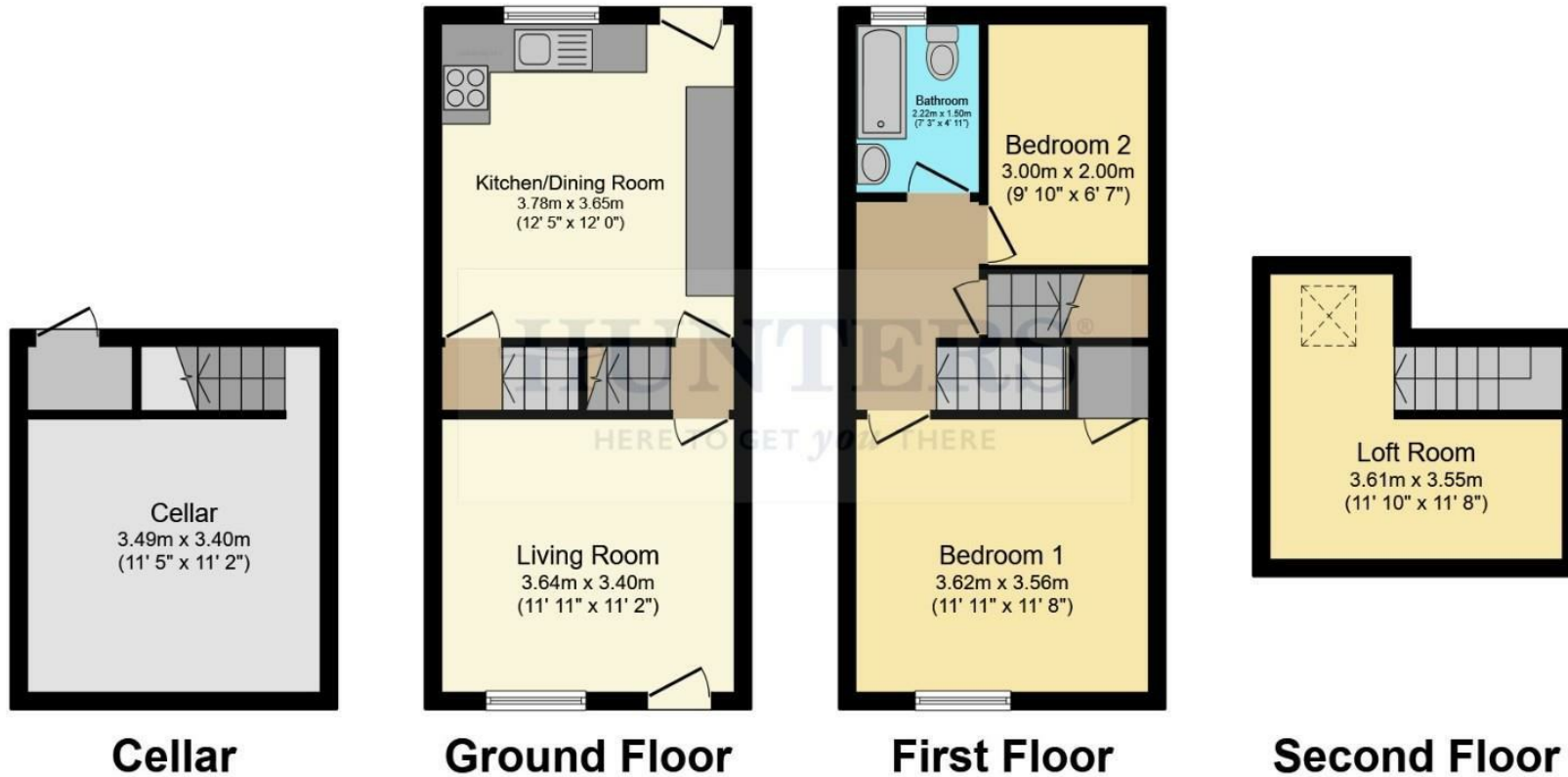
Hunters Hillsborough are delighted to present a two/three bedroomed mid-terrace house presenting an excellent opportunity for first-time buyers or savvy investors. This property, while requiring a scheme of modernisation, holds great potential to become a delightful family home or a profitable rental investment. With its prime location and spacious layout, it is a must-see for anyone looking to make their mark in the property market.

Nestled on Farndale Road in the sought-after district of Hillsborough, this charming property features a welcoming front-facing lounge that invites natural light, creating a warm and inviting atmosphere. The good-sized kitchen diner overlooks the garden, providing a perfect space for family meals and entertaining guests.

Located on the first floor, a large master bedroom and a further good-sized bedroom are on offer for those seeking additional space. The family bathroom has a bath, shower over bath, W/C and sink basin. Steps lead to a spacious attic room, which could serve as a third bedroom or a versatile area for various uses.

The location is particularly advantageous, with convenient access to local amenities, including supermarkets and the super tram, making commuting a breeze. Hillsborough Park is also nearby, offering a lovely green space for leisurely walks or outdoor activities. Additionally, the vibrant shopping areas of Middlewood and Hillsborough are just a stone's throw away, ensuring that all your daily needs are easily met.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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Total floor area 87.1 m<sup>2</sup> (938 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

The 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.

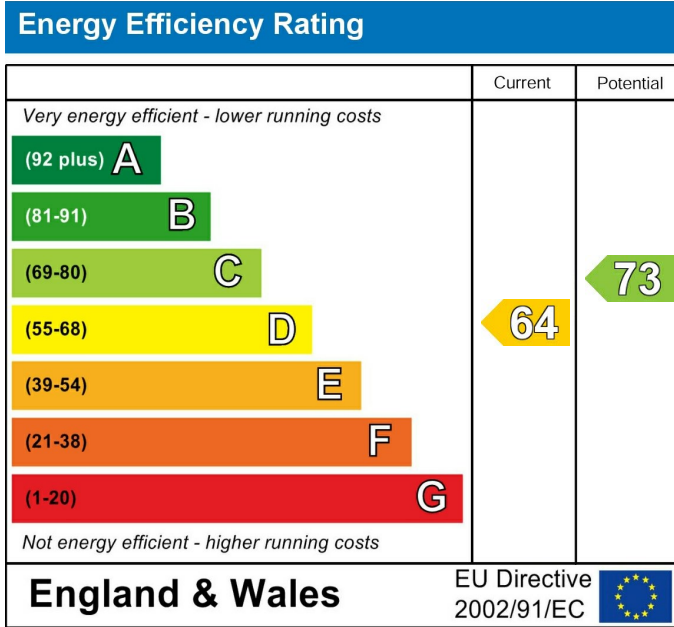
### VACANT POSSESSION

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

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.







