
HUNTERS®
HERE TO GET you THERE
12 Beaver Close, Sheffield, S13 9QF

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£200,000

Available with no onward chain, this modern three-bedroom town house is stylishly finished throughout and ready to move into, making it an ideal choice for families, young professionals or investors.

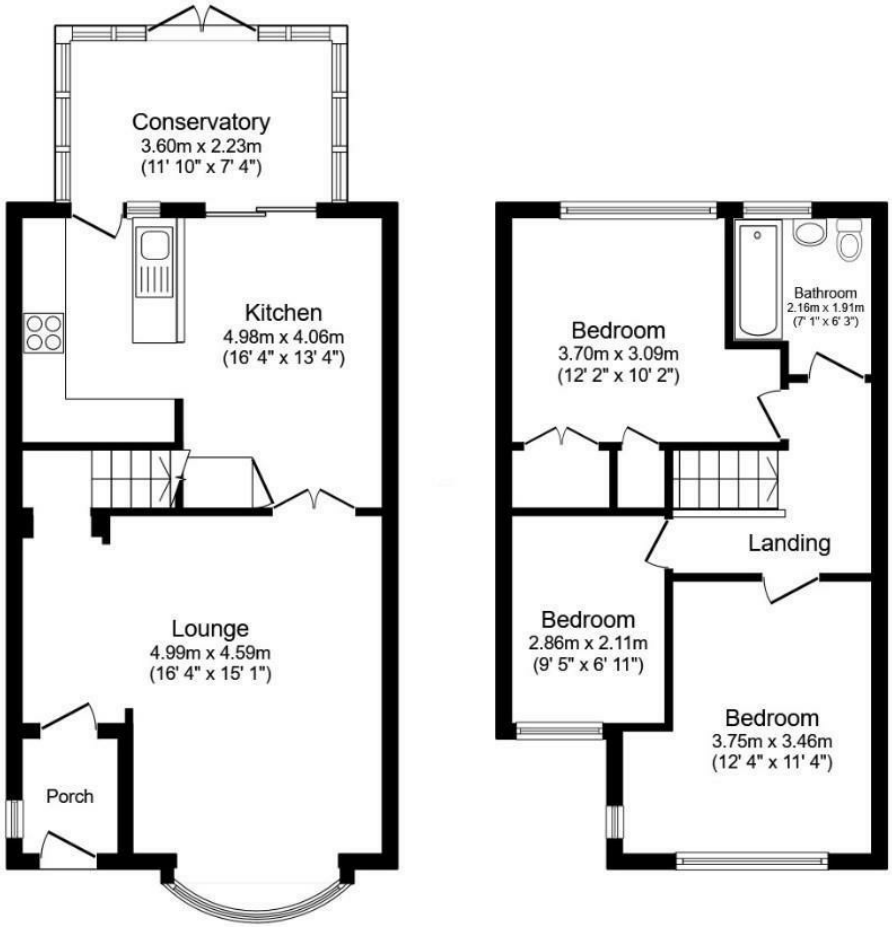
The front porch leads into an entrance hallway, with stairs rising to the first floor and an open stone archway providing access into the front-facing bow windowed lounge. The lounge flows through into a modern fitted kitchen and open-plan dining area, which in turn leads into the conservatory, creating a versatile and sociable living space.

To the first floor are two double bedrooms and a single bedroom, together with a modern white bathroom suite. A loft hatch provides access to a boarded and insulated loft space, offering useful additional storage.

Outside, the property benefits from a block-paved frontage, with a further paved area to the rear providing a low-maintenance outdoor space. A garage is also located to the rear of the property.

Situated in the popular residential area of Handsworth, the property is conveniently positioned close to a range of local amenities, including shops, cafés, supermarkets and schools. There is also excellent access to the Sheffield Parkway and wider motorway network, making the property well suited to those commuting throughout Sheffield and beyond.

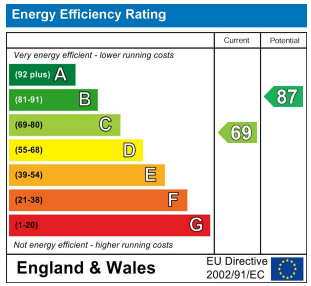
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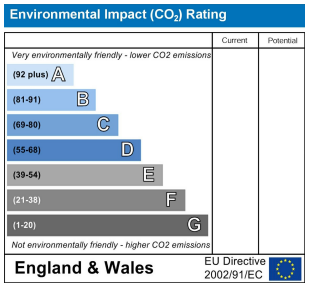


Ground Floor First Floor

Total floor area: 94.0 sq.m. (1,012 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





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
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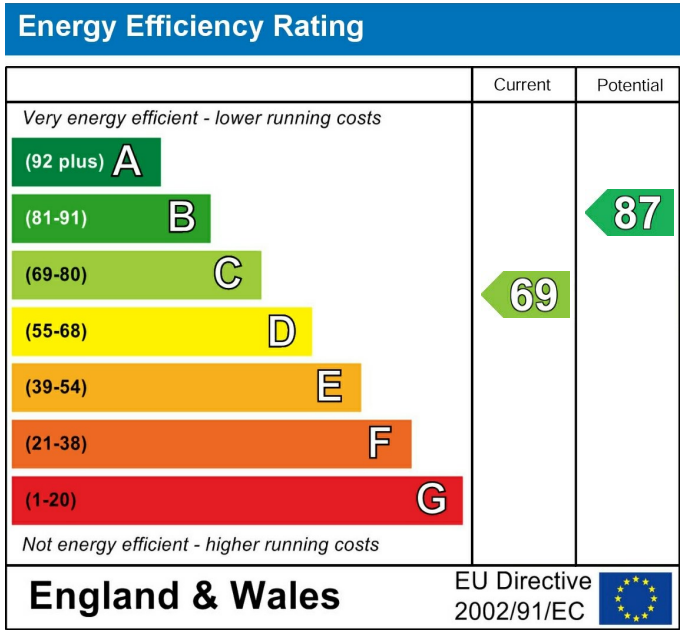
TENURE
This property is leasehold with an unexpired lease term of 200 years from 29 September 1963 with 137 years remaining.

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.


























if you Sprinkle
when you Tinkle
PLEASE BE SWEET
& wipe the Seat




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12



