

HUNTERS[®]

HERE TO GET *you* THERE



Ben Close

Sheffield, S6 4SG

Asking Price £230,000



PUBLIC NOTICE – The vendor has been in receipt of an offer of £245,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Hunters Hillsborough are delighted to present a charming semi-detached house presenting an excellent opportunity for a growing family seeking a home to personalise. Offered for sale with no onward chain, this property requires a scheme of modernisation, allowing you to create a space that truly reflects your style and needs.

The house boasts two inviting reception rooms, including a delightful bay-windowed lounge complete with a window seat, perfect for enjoying a good book or a cup of tea. The sliding doors lead seamlessly into the dining area, which flows into a versatile family room extension. The large conservatory further enhances the living space, providing a serene spot to relax while overlooking the expansive garden, adorned with mature shrubs and trees that ensure privacy.

The well-proportioned kitchen is located at the rear of the property, with convenient access to the substantial garage, ideal for storage or potential conversion. Upstairs, you will find three comfortable bedrooms, along



The property is Leasehold with 731 remaining at a cost of £12.00 per annum

RATING ASSESSMENT

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

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.

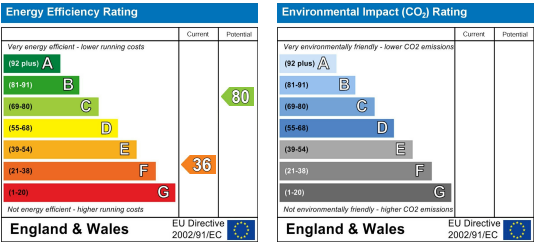
Area Map



Floor Plans



Energy Efficiency Graph



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.

THINKING OF SELLING? 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.