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12 Warminster Drive, Sheffield, S8 9NX

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£250,000

Nestled in a tranquil cul-de-sac on Warminster Drive, Norton Lees, this charming three-bedroom semi-detached house, built in 1920, offers a wonderful opportunity for those looking to create their dream home. With its appealing double bay windows, the property boasts a welcoming entrance lobby that leads to a spacious living room, complete with a feature fireplace, perfect for cosy evenings in.

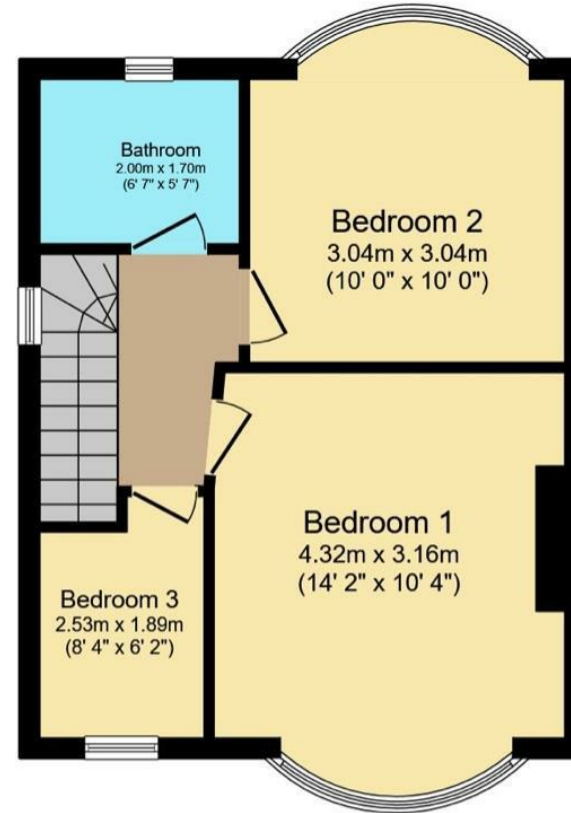
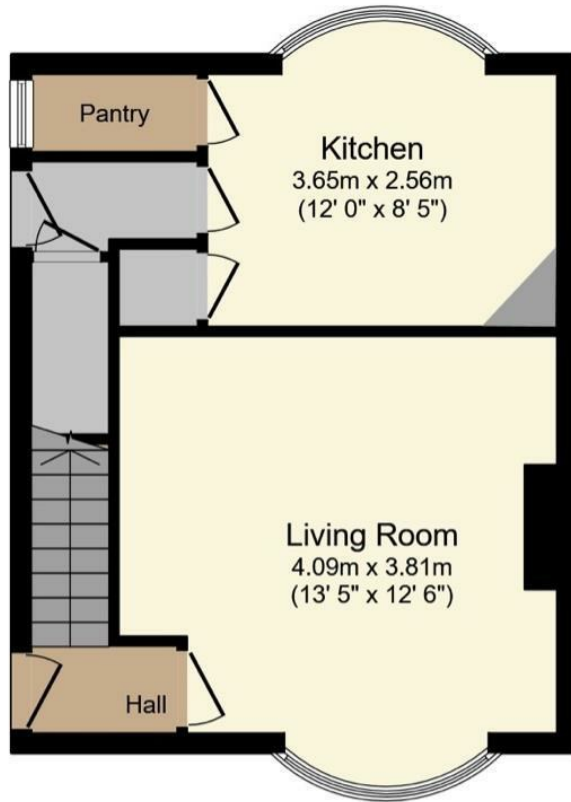
The heart of the home is undoubtedly the dining kitchen, which features an original pantry and provides access to a rear entrance lobby, leading to the garden.

Upstairs, the first floor comprises a landing that connects to the three bedrooms, providing ample space for family or guests, along with a bathroom that completes the accommodation.

The property benefits from off-road parking, easily accessible from Warminster Road, and is equipped with electric heating and UPVC double glazing, ensuring comfort throughout the seasons.

While the house would benefit from a scheme of modernisation, it presents a fantastic opportunity for buyers eager to personalise their living space and add their own touch. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to transform this house into your perfect home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



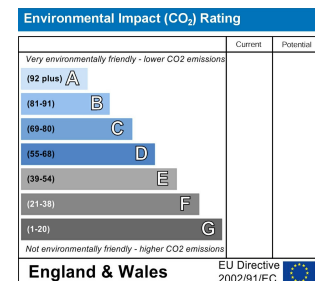
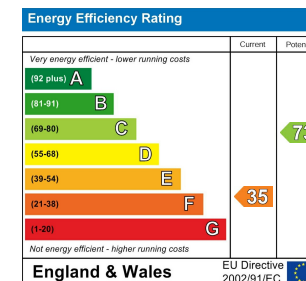
Ground Floor

First Floor

Total floor area 77.5 sq.m. (834 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).

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General Remarks
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TENURE
This property is long Leasehold with a term of 1000 years from **** at a ground rent of £** per annum.

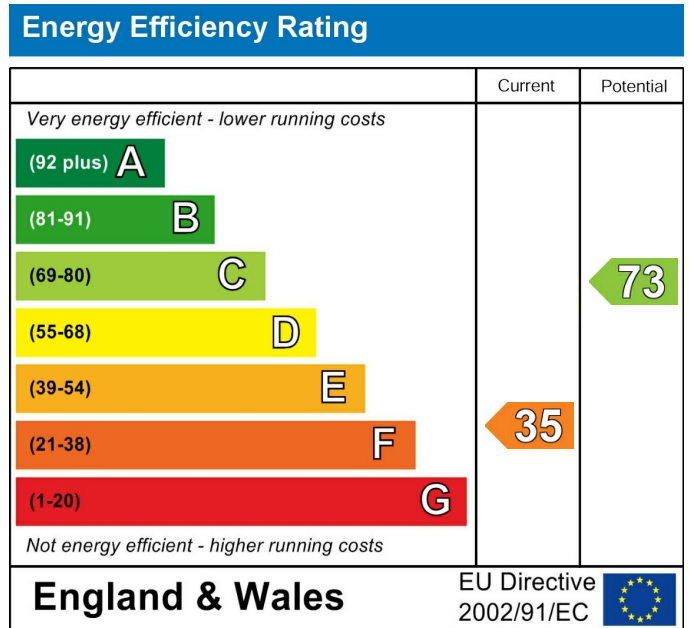
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.

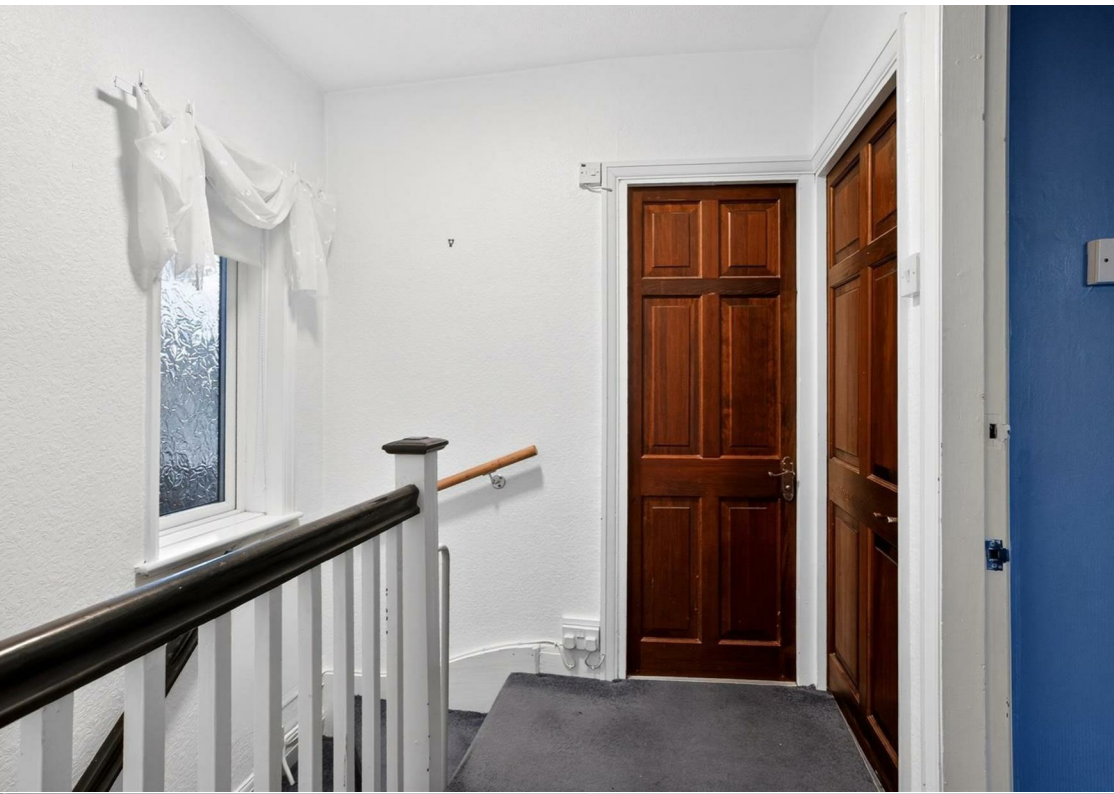
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.



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.









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