



HUNTERS[®]
HERE TO GET *you* THERE

12 Robinson Road, Sheffield, S2 5QW

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£150,000

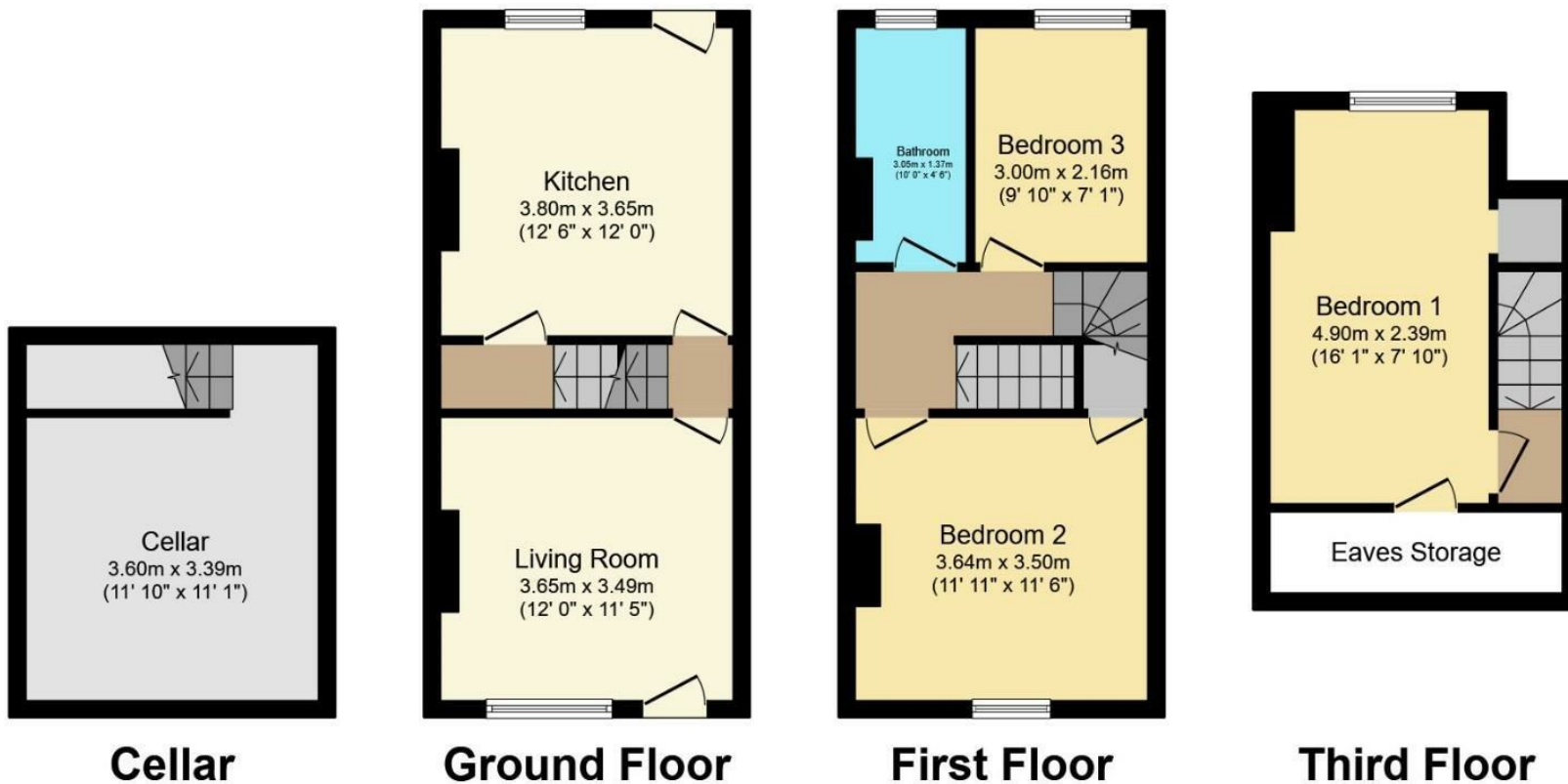
Nestled on Robinson Road in Sheffield, this three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers, investors and families alike. The property is neutrally decorated throughout, offering a blank canvas for you to add your personal touch.

Upon entering, you are welcomed into a front living room that provides a warm and inviting space for relaxation. An inner lobby leads you to the first floor, where you will find two well-proportioned bedrooms and a family bathroom. The second floor boasts a further bedroom, perfect for guests or as a private study.

The heart of the home is the dining kitchen located at the rear, which not only offers ample room for family meals but also grants access to a useful cellar in the basement. From the kitchen, you can step out into the garden, which is a delightful outdoor space with no through neighbour access, ensuring a sense of privacy.

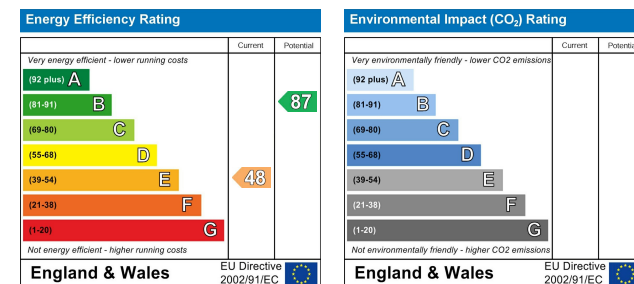
Conveniently situated just 0.5 miles from Sheffield Train Station, this property is ideal for commuters and those who enjoy the vibrant city life. With no onward chain, this home is ready for you to move in and start creating lasting memories. Don't miss the chance to make this lovely house your new home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Total floor area 92.3 sq.m. (994 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
GENERAL REMARKS

TENURE
This property is Freehold.

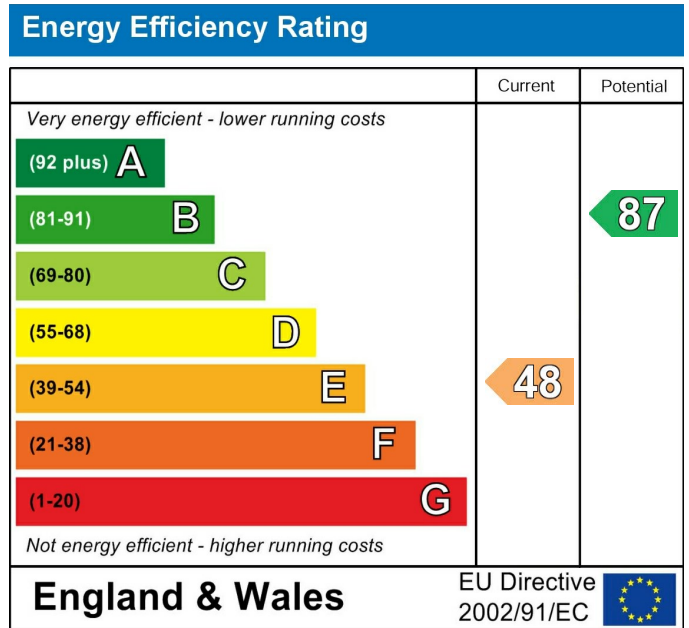
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 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.

