



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

10 Goodwin Road, Heeley, Sheffield, S8 9TJ

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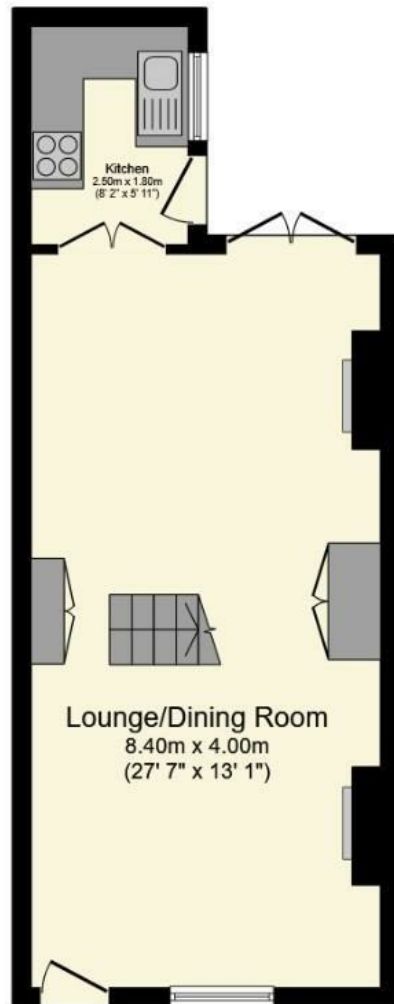
By Auction £135,000

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £135,000\* BIDDING CLOSES 8 JULY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

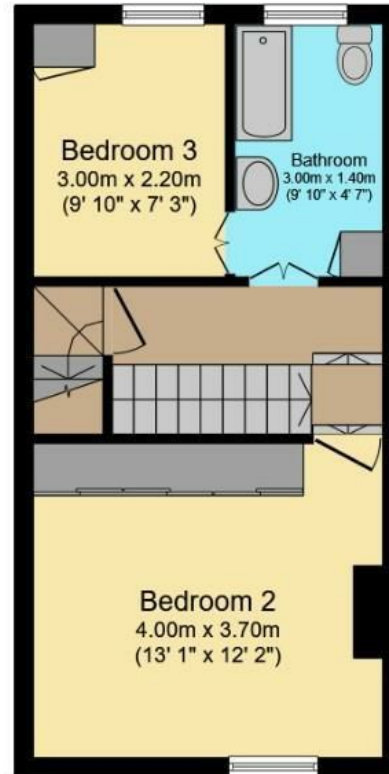
\*\*\* CASH BUYERS ONLY \*\*\* Hunters are delighted to offer this three bedroom mid terrace home with the benefit of no onward chain. The property is situated in this very popular area of Heeley having good local amenities including good shops, bars and restaurants locally and also good public transport to City Centre.

The property benefits from gas central heating and double glazing and comprises; Entrance hall to the through Lounge/diner with open stairs to the first floor. To the rear is an off shot kitchen with a range of fitted wall and base units. Rear entrance door opens to the garden with steps to the terraced area. First floor having a master bedroom to the front and bathroom with shower over bath, low flush wc and wash basin. Off the bathroom is a further occasional bedroom. Stairs rise to the second floor with further double bedroom and velux style window to the rear.

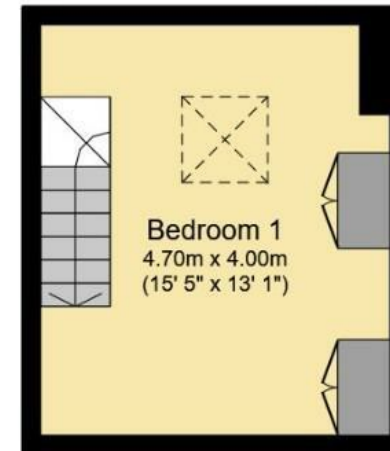
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Attic Floor**

Total floor area 90.7 m<sup>2</sup> (976 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

### TENURE

This property is long Leasehold with a term of 800 Years From 25/03/1879 at a ground rent of £2.10 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

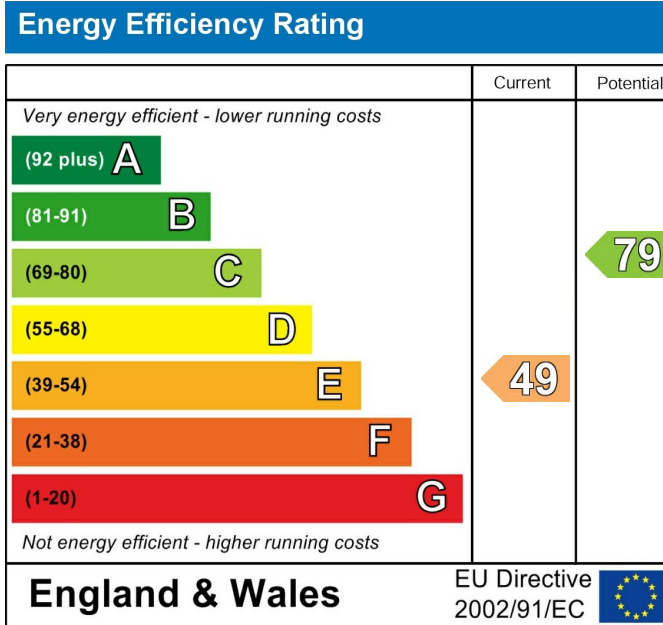
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 CHECKS

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.





