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75 Rock Street, Sheffield, S3 9JB

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Guide Price £150,000

****Guide Price £150,000 - £160,000*****
Hunters Hillsborough are delighted to present a superb three bedroomed mid terrace home nestled on Rock Street in the heart of Pitsmoor. This charming mid-terrace house offers a delightful blend of comfort and convenience, viewing is highly recommended.
Spanning three floors, the property boasts three generously sized bedrooms, with bedroom three occupying the attic. The accommodation is thoughtfully designed, featuring two reception rooms; a welcoming lounge perfect for relaxation and a spacious dining room ideal for entertaining guests or enjoying family meals. From the diner you have access to the offshot kitchen and out to the rear garden complete with a brick built storage.
Set back from the road, the house enjoys pleasant views, creating a serene atmosphere despite its proximity to the bustling city.
This property is an excellent opportunity for first-time buyers or investors looking to make a sound investment in a popular district.
Located just a short distance from Sheffield City Centre, Kelham Island, and the Meadowhall Shopping Centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities.
This home not only offers a comfortable living space but also the advantage of being in a thriving community.
With its appealing features and prime location, this property is sure to attract interest. Don’t miss the chance to make this lovely house your new home.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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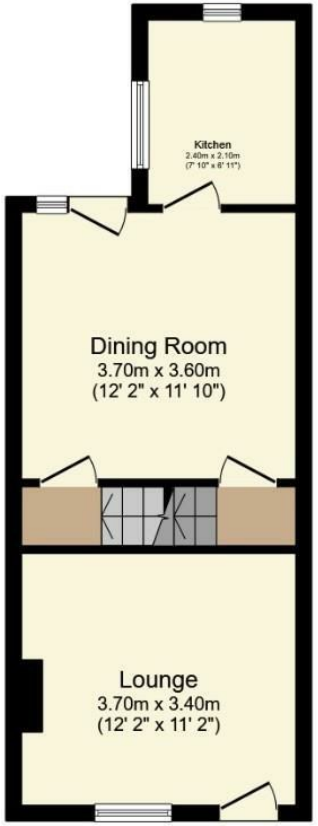
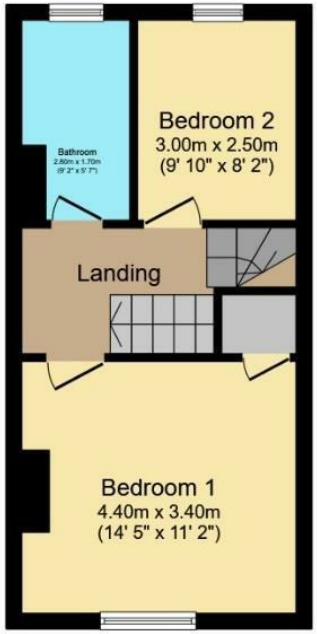
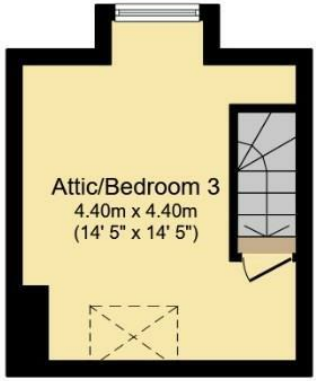


Ground Floor



First Floor



Second Floor

Total floor area 79.9 sq.m. (860 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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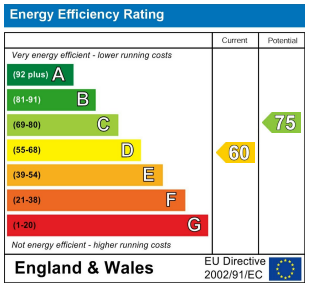
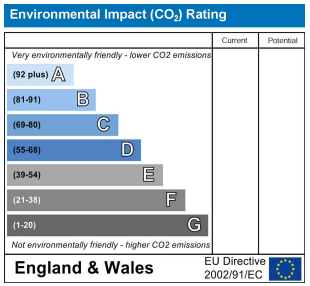




General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

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

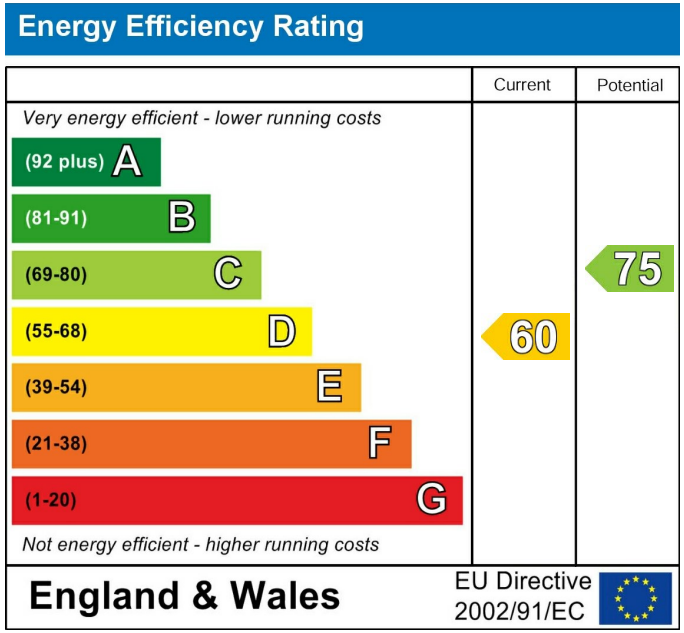
VACANT POSSESSION

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.

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.

Bread

75