



HUNTERS[®]

HERE TO GET *you* THERE

201 Rock Street, Burngreave, Sheffield, S3 9JF

201 Rock Street, Sheffield, S3 9JF

Guide Price £180,000

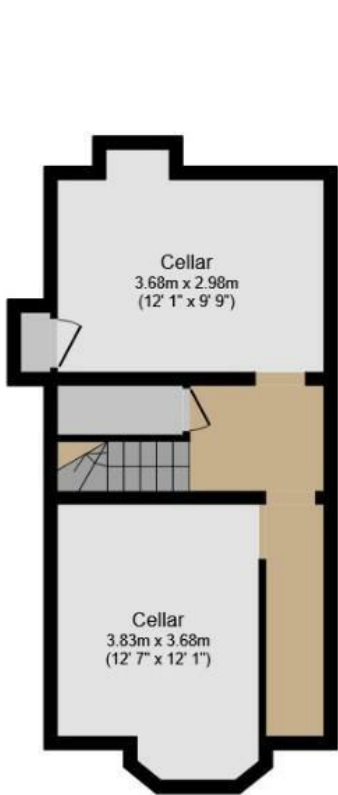
*** GUIDE PRICE £180,000 - £200,000 *** | THREE DOUBLE BEDROOMS | GARAGE | Nestled in the sought after area of Burngreave in Sheffield, this spacious terraced house on Rock Street offers a delightful blend of comfort and convenience. With three spacious double bedrooms, each equipped with built-in storage, this property is perfect for families or those seeking extra space. Set back from the road, the house enjoys pleasant views, creating a serene atmosphere despite its proximity to the bustling city.

The ground floor is accessed via steps up to the front, and benefits from two generous reception rooms. The front facing lounge is the perfect spot to unwind after the day, with the bay window creating a bright and airy space to relax. To the rear, the dining room offers ample room for entertaining guests. Through to the off shot kitchen, enhancing the flow of the home. The kitchen features a range of wall and base units and access to the garden. The tiered rear garden is a lovely outdoor space, complete with access to a garage, making it ideal for gardening enthusiasts or those in need of additional storage.

The inner hallway provides access to the cellar and stairs rising to the first floor. A front facing master room and double bedroom to the rear, with access to the family bathroom and separate W/C. A staircase rises to a further double bedroom, occupying the attic. With no onward chain, this home is perfect for first time buyers, families and investors alike.

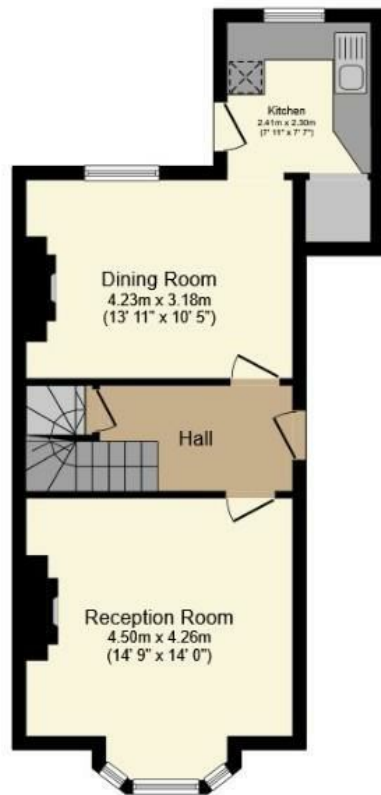
The property is situated in a neighbourhood that boasts excellent local amenities, ensuring that all your daily needs are within easy reach. Furthermore, the convenient access to the city centre allows for a seamless commute, making this location both practical and appealing.

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



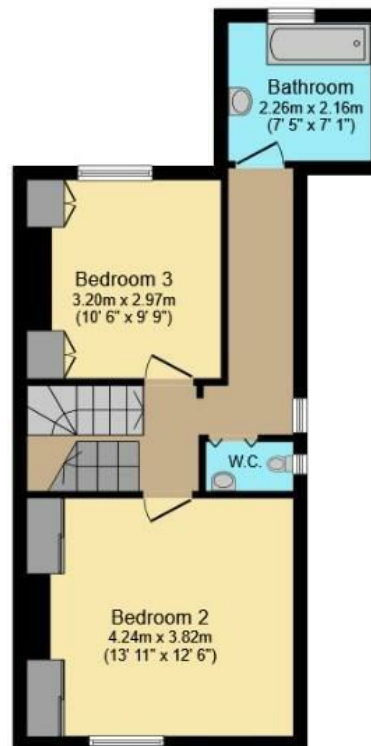
Cellar

Floor area 40.2 sq.m.
(432 sq.ft.)



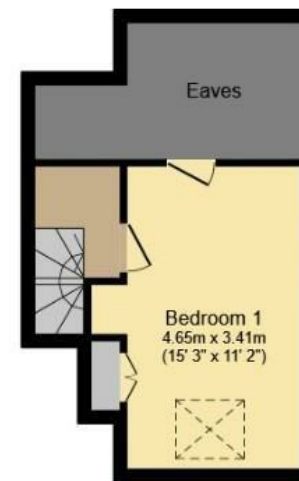
Ground Floor

Floor area 46.1 sq.m. (497 sq.ft.)



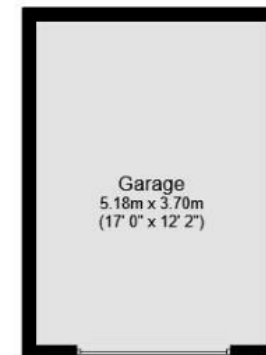
First Floor

Floor area 43.3 sq.m. (466 sq.ft.)



Second Floor

Floor area 18.6 sq.m. (200 sq.ft.)



Garage

Floor area 19.2 sq.m. (206 sq.ft.)

Total floor area: 167.3 sq.m. (1,801 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand the 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

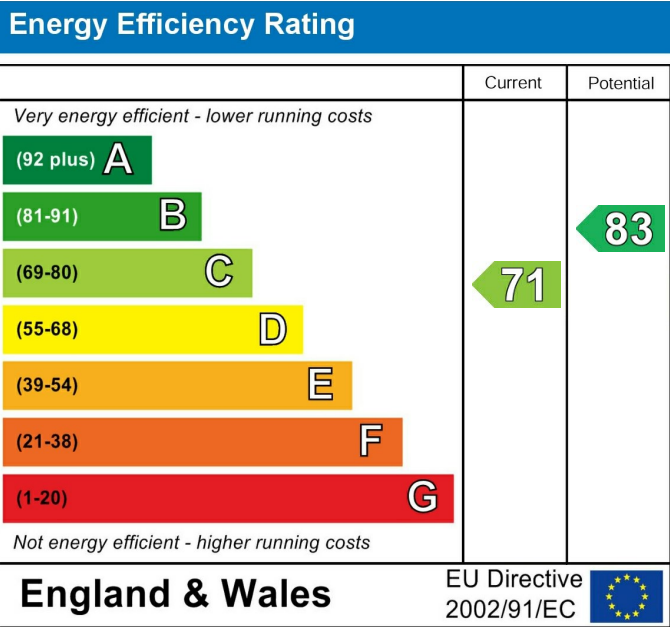
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.



