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31 Withens Avenue, Sheffield, S6 1WE

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Guide price £290,000 - £300,000

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Hunters Hillsborough are delighted to present a splendid four bedroomed Victorian end-terrace, nestled on the charming Withens Avenue in Hillsborough. Offering a delightful blend of original features and modern living, viewing is highly recommended. With its bay fronted design, the property stands out on a popular residential road, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by an entrance hallway, ideal for coats and boots and giving access under the stairs to a handy pantry with steps down to the cellar. The front lounge boasts a large bay window, allowing natural light to flood the space, while the stunning double coving and ceiling rose add a touch of elegance. The family-sized diner is perfect for gatherings, and the chef's kitchen, equipped with stainless steel industrial-style fittings, offers plenty of room for all your appliances. This well-designed kitchen seamlessly leads to a private rear garden, ideal for outdoor relaxation or entertaining.

The first floor features a super-sized master bedroom, complemented by a second double bedroom, both offering generous proportions. The bathroom is enviably spacious, providing a comfortable retreat. Ascending to the attic, you will find two further good-sized bedrooms, perfect for guests, children, or a home office.

This property is not only larger than average but also benefits from its highly regarded location, close to the centre of Hillsborough and the Supertram, ensuring excellent transport links and local amenities. With its blend of character, space, and convenience, this home is a rare find in the Sheffield area. Don't miss the opportunity to make this charming Victorian terrace your own.

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Ground Floor **First Floor** **Second Floor**

Total floor area 129.0 m² (1,389 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). Powered by propertybox.io

General Remarks

The property is Leasehold with 679 years remaining at a cost of £7.00 per annum.

RATING ASSESSMENT

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

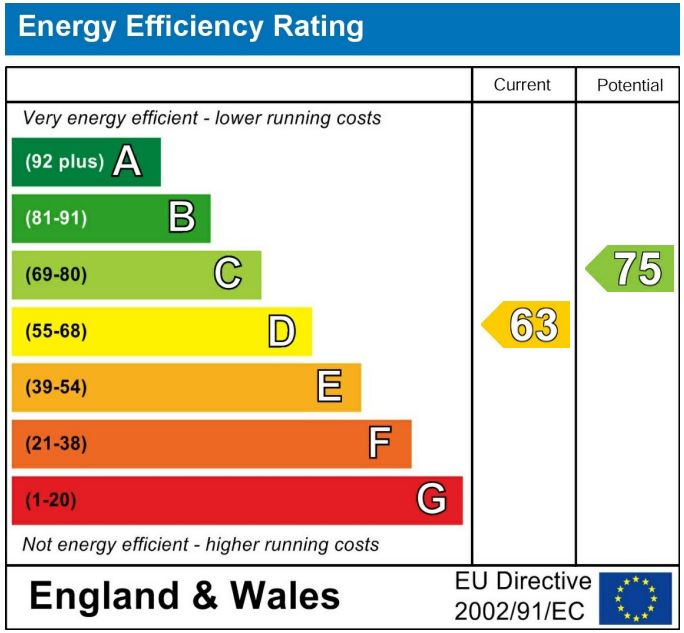
VACANT POSSESSION

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.

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.