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HERE TO GET *you* THERE

530 Ecclesall Road, Ecclesall, Sheffield, S11 8PY

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Asking Price £325,000

| NO CHAIN | FREEHOLD | A substantial, stone built home in a vibrant location, and readily available to move into. With a prime location and flexible living options, this property is sure to be snapped up. Don't miss out !

Nestled on the vibrant Ecclesall Road in Sheffield, this charming end terrace house presents an excellent opportunity for both families and investors. With five spacious bedrooms and two well-appointed bathrooms, this property is versatile enough to serve as a comfortable family home or a licensable House in Multiple Occupation (HMO).

As you enter, you are greeted by a welcoming entrance hall that leads to a delightful bay-windowed living room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the open-plan dining kitchen, which features a practical 'U' shaped worktop complemented by matching wall and base units, creating an inviting space for family meals and gatherings.

The first floor boasts a landing that connects to three generously sized bedrooms and a family bathroom, while the second floor offers an additional landing, two more bedrooms, and a convenient shower room. This thoughtful layout ensures ample space for everyone.

Externally, the property features steps leading to the front door, enhancing its curb appeal. At the rear, you will find an enclosed, low-maintenance garden with two area of lawn and a patio, ideal for enjoying the outdoors without the hassle of extensive upkeep. Access to the garden is conveniently provided via a path leading to Botanical Road.

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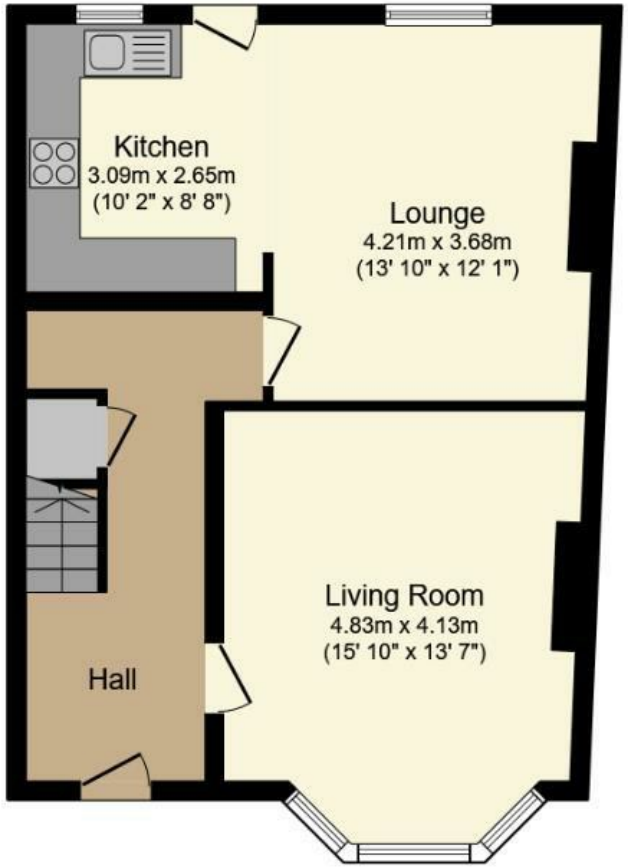
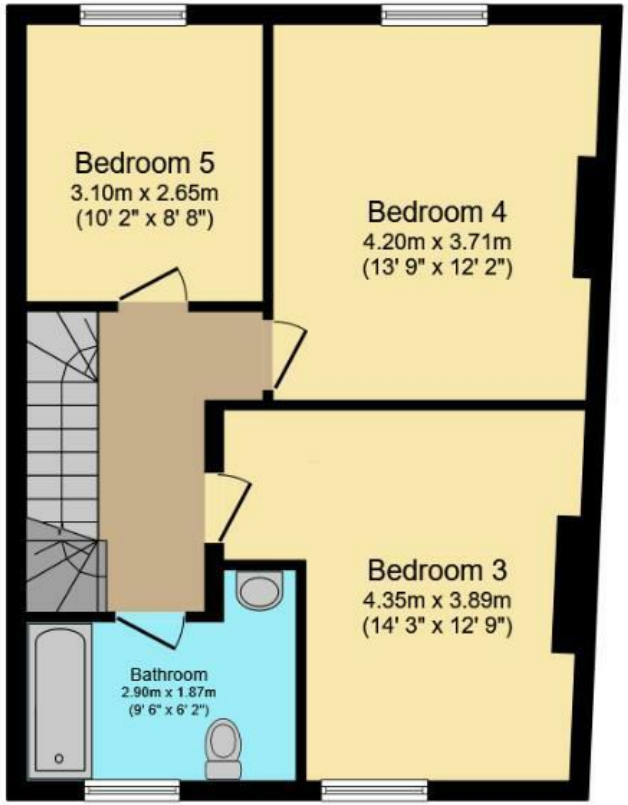
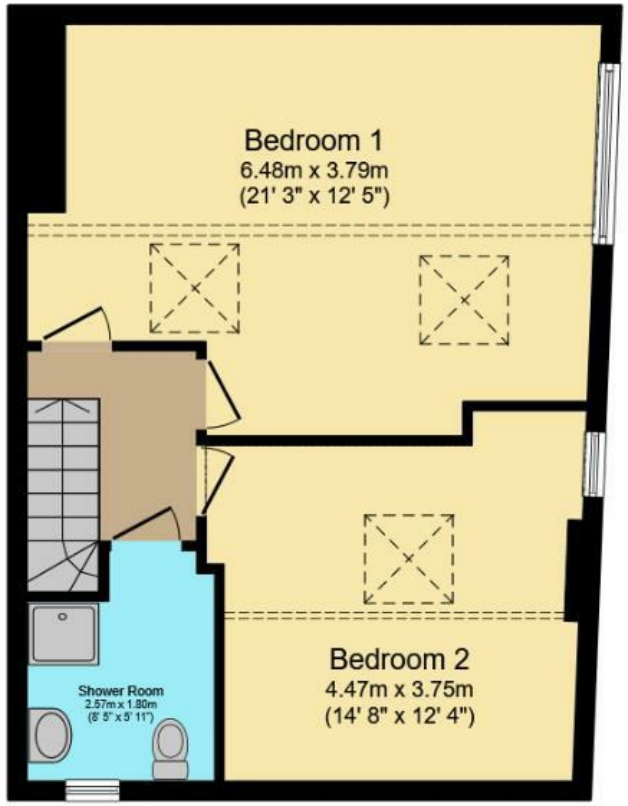


Ground Floor



First Floor



Second Floor

Total floor area: 159.8 sq.m. (1,721 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

This property is Leasehold with a term of 800 years from 25th April 1889 and an annual ground rent charge of £12.00.

RATING ASSESSMENT

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

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.

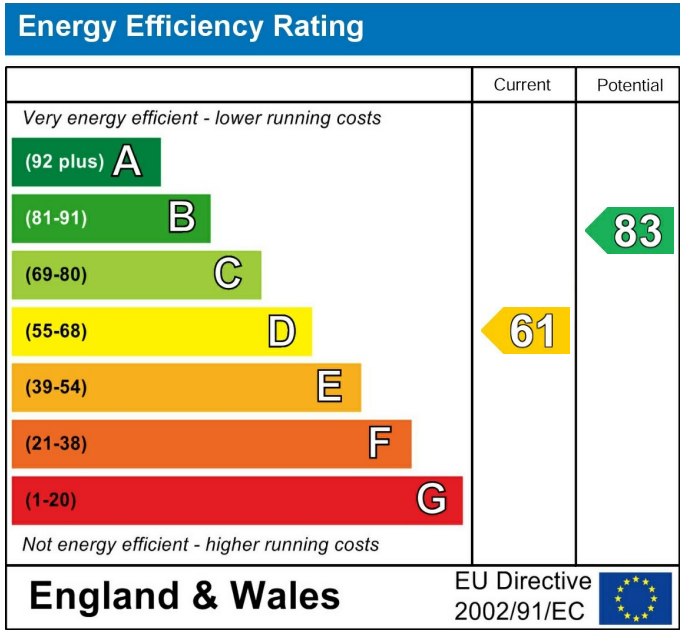
MORTGAGE FACILITIES

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.

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