
HUNTERS®
HERE TO GET you THERE
Maxwell Way, Pitsmoor, S4, S4

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****Guide Price £210,000 - £220,000****
Hunters Hillsborough are delighted to present an end terraced house presenting an excellent opportunity for both investors and families alike. Boasting four well-appointed bedrooms and three bathrooms, this property is currently operating as a house of multiple occupancy (HMO) and is fully let on a rolling contract, generating a commendable income of £675 per room per calendar month. Each room is furnished, ensuring a comfortable living environment for tenants. Currently in contract with a management agency.

Situated on Maxwell Way in Burngreave, you will find a communal entry that leads to a spacious double bedroom and a communal kitchen diner on the ground floor. The first floor features two additional bedrooms, along with a shower room with W/C, and further bathroom providing ample facilities for residents. Ascending to the attic, you will discover a generous en suite bedroom, adding a touch of privacy.

The property also benefits from a cellar, offering extra storage space, and includes a garage, a rare find in this area. With Freehold tenure, this home provides a sense of permanence and security.

Situated in proximity to schools, making it an ideal location for those with children. Additionally, commuters will find the excellent transport links to Sheffield city centre and the city's major hospitals particularly advantageous.

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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.

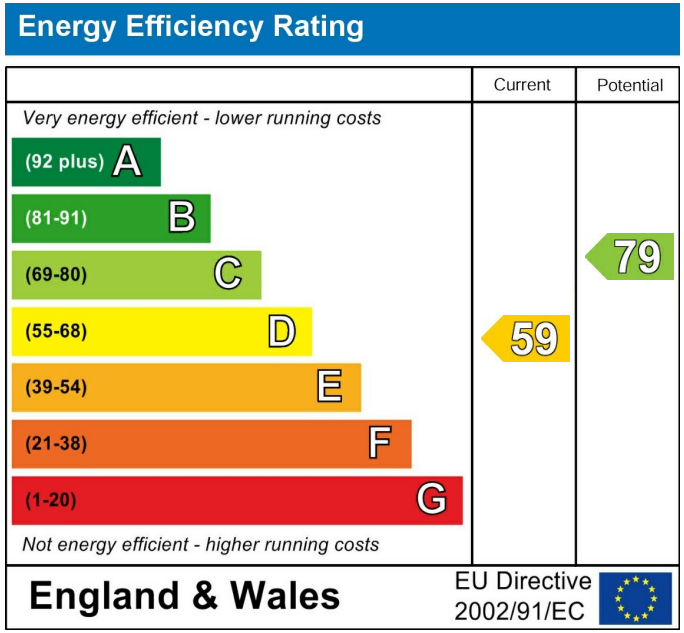
VACANT POSSESSION

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.





























