

HUNTERS[®]

HERE TO GET *you* THERE



Cannock Street

Sheffield, S6 2AZ

Asking Price £165,000



Hunters Hillsborough present an opportunity to purchase a large three bedroom mid terrace home situated on a quiet road in the heart of Hillsborough. Previously a House of Multiple Occupancy, this substantial terrace could be your forever family home. Requiring a scheme of modernisation, the property is for sale with no onward chain and viewing is highly recommended. Entry into the hallway with stairs rising and access to the lounge (previously used as bedroom one) with a bay window and fire surround. Through to the family dining area giving access to the offshot kitchen with a range of wall and base units and access to the cellar and the rear garden. The first floor has three good size bedrooms and a bathroom with an occasional attic space having two velux windows. Small garden to the rear and the road offers residential parking permits at a small charge. Situated close to Hillsborough Park and the shopping centre along with the Sheffield Supertram links, this is not one to be missed.



General Remarks
TENURE

This property is Leasehold with 682 years remaining - cost per annum TBC

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

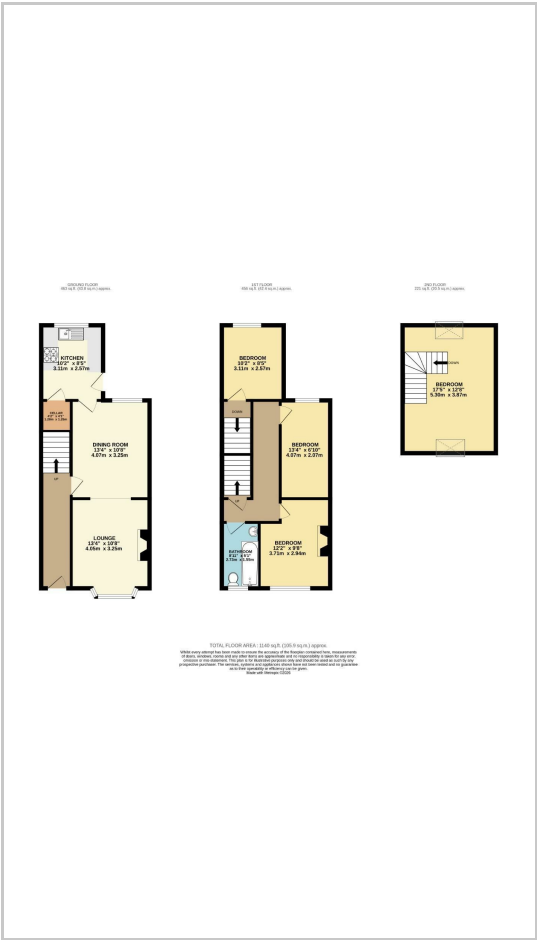
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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.

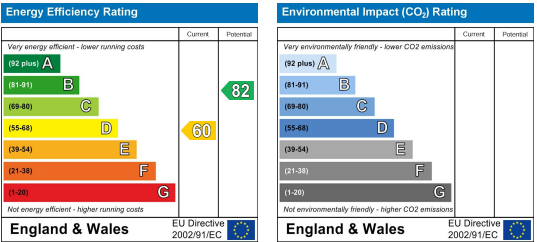
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.