



HUNTERS®

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115 Olive Grove Road, Heeley, Sheffield, S2 3GD

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£210,000

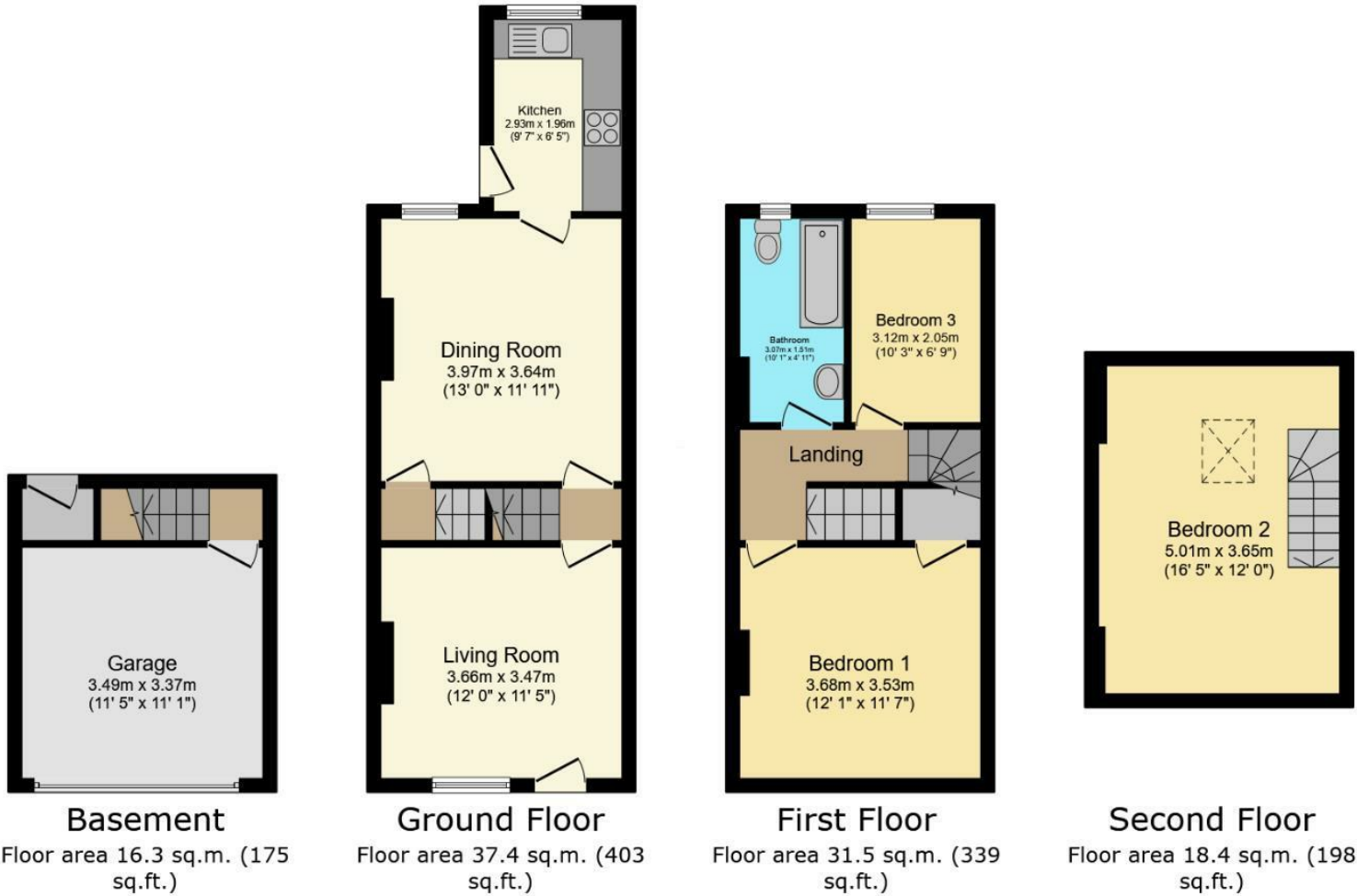
Located on Olive Grove Road in the vibrant city of Sheffield, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and modern living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The off-shot kitchen is well-equipped, providing a functional space for culinary pursuits.

To the first floor is the landing, two bedrooms and the modern white bathroom suite which adds a touch of elegance, ensuring a refreshing experience for all. To the second floor is a further bedroom which the current vendors use as a further living/games room. This home is well presented throughout, showcasing a warm and welcoming atmosphere that is sure to appeal to prospective buyers or renters alike.

One of the standout features of this property is the private end terrace garden, which includes a lawn and a decked seating area. This outdoor space is ideal for relaxing in the sun or hosting summer gatherings with friends and family.

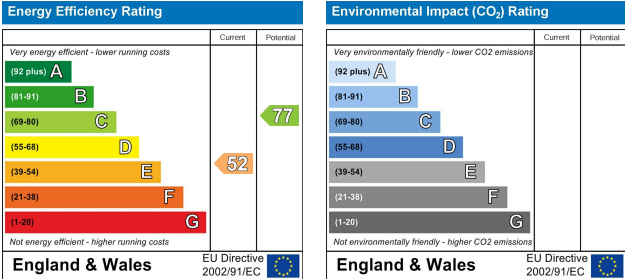
Additionally, the house benefits from a garage located at the lower basement level, providing ample storage or parking options for bikes. With its convenient location and thoughtful design, this property is an excellent opportunity for those seeking a comfortable and stylish home in Sheffield.

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Total floor area: 103.6 sq.m. (1,115 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
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TENURE
This property is Freehold.

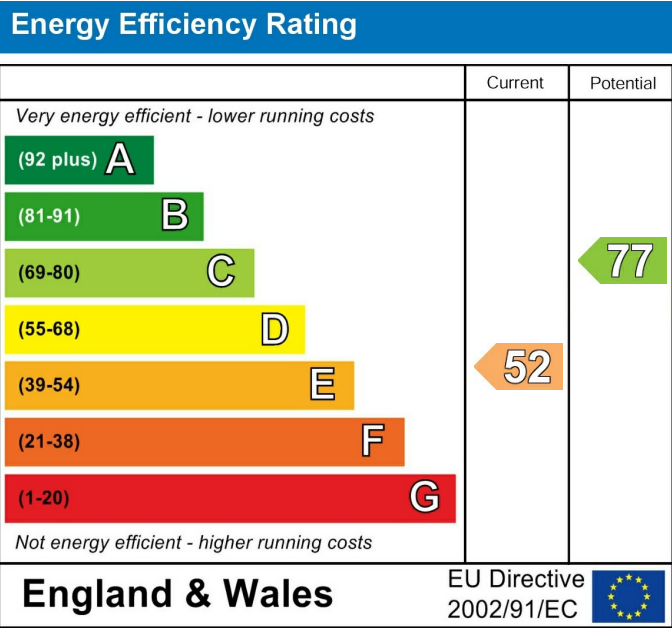
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering
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. 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 set your property live.



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.

