



HUNTERS[®]
HERE TO GET *you* THERE

60 Ringinglow Road, Bents Green, Sheffield, S11 7TD

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Asking Price £395,000

| THREE BEDROOMS | CORNER PLOT | Hunters Crookes are delighted to present this three bedroom, semi-detached home on the charming Ringinglow Road in Bents Green, Sheffield. This home presents an excellent opportunity for families or couples alike seeking a home with potential. Built in the late 1940s, the property is set on a generous corner plot, offering ample outdoor space with front, rear, and side gardens, perfect for children to play or for hosting summer gatherings.

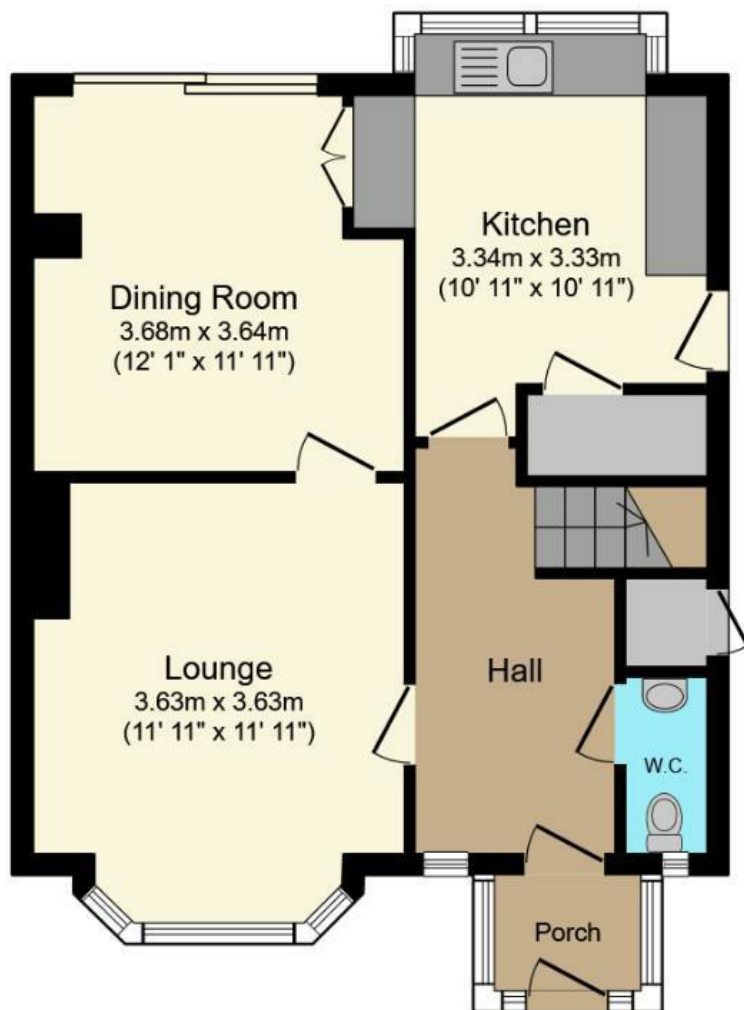
While the house is in need of modernisation, it provides a blank canvas for new owners to create their dream home. The interior boasts two spacious reception rooms, ideal for family gatherings or entertaining guests. To the rear, the kitchen is a bright and airy space equipped with a range of storage units and space for appliances. Benefitting from a downstairs W/C, this home provides comfort and convenience for all.

The first floor features three well-proportioned bedrooms offer comfortable living spaces, with the family bathroom conveniently located to serve the household. The layout is practical and inviting, allowing for creative renovations that can enhance its character and functionality. Additionally, the property comes with the advantage of no onward chain, ensuring a smooth and efficient purchase process.

One of the standout features of this property is the off-street parking. To the rear, the property boasts a garage and driveway, to ensure parking is never an issue for residents and visitors alike.

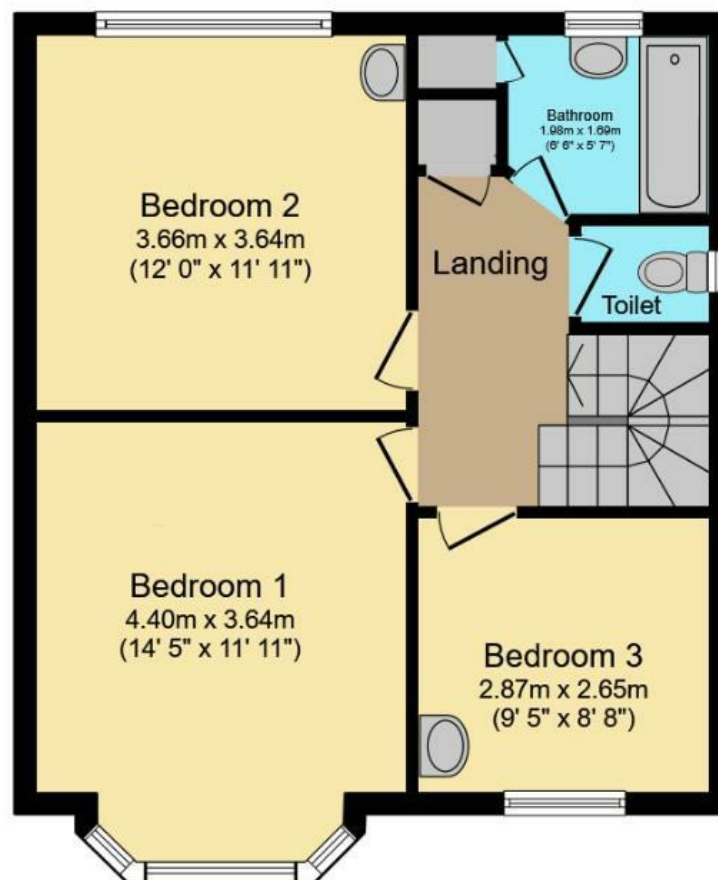
Situated close to local shops, restaurants, and transport links, this property is perfectly positioned for those who appreciate the balance of suburban tranquillity and easy access to urban amenities. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached house on Ringinglow Road is a promising prospect that should not be overlooked.

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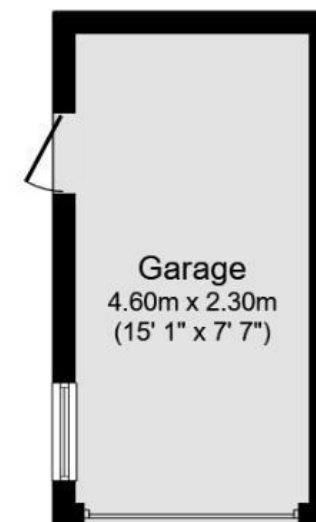
Ground Floor

Floor area 53.6 sq.m. (577 sq.ft.)



First Floor

Floor area 50.3 sq.m. (541 sq.ft.)



Floor Plan 3

Floor area 10.6 sq.m. (114 sq.ft.)

Total floor area: 114.5 sq.m. (1,232 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

We understand the property is Freehold.

RATING ASSESSMENT

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

VACANT POSSESSION

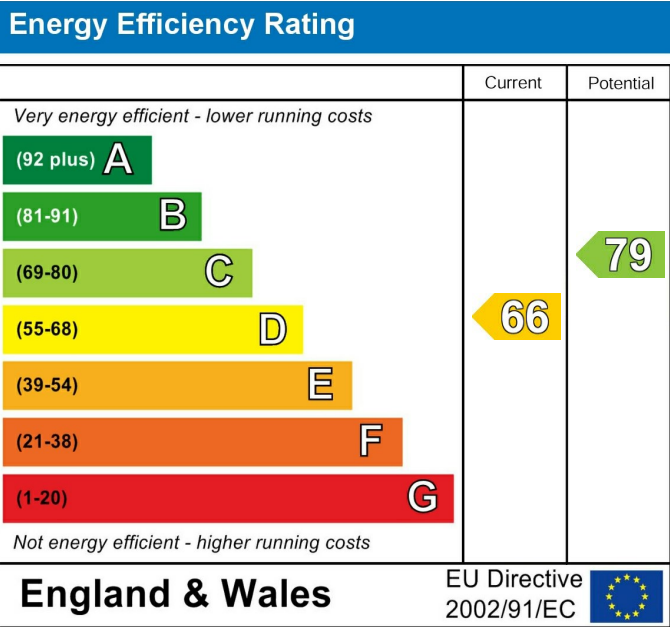
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.





