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135 The Circle, Sheffield, S2 1AJ

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## Guide Price £180,000

GUIDE PRICE 180,000-190,000 Located on the popular area of The Circle, Sheffield, this modern two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering the lobby you will find stairs to the first floor and a door to access the dining kitchen with a floor to ceiling front facing window and side window. There is space to the front of the room for a dining area whilst the modern fitted kitchen provides ample worktop space. There is a built in under stairs cupboard along with a cloakroom/w.c. To the rear is a welcoming living room that provides an ideal space for relaxation or entertaining guests whilst over looking the garden.

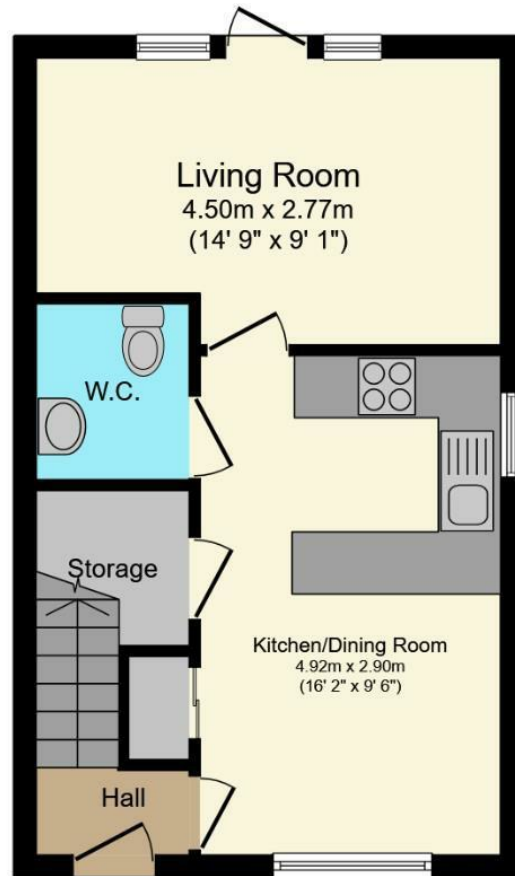
To the first floor is the landing whilst the property boasts two well-proportioned bedrooms, ensuring ample space for a small family or professionals seeking a comfortable living environment. Along with the practical ground floor W.C. the family bathroom is located on the first floor, catering to the needs of modern living. Storage solutions are thoughtfully integrated throughout both levels, allowing for an organised and clutter-free home.

One of the standout features of this property is the wider than average plot, which includes an enclosed rear garden, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. Additionally, the property offers off-road parking for two vehicles, providing convenience and peace of mind.

This semi-detached house is an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of a contemporary home. With its modern amenities and spacious layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

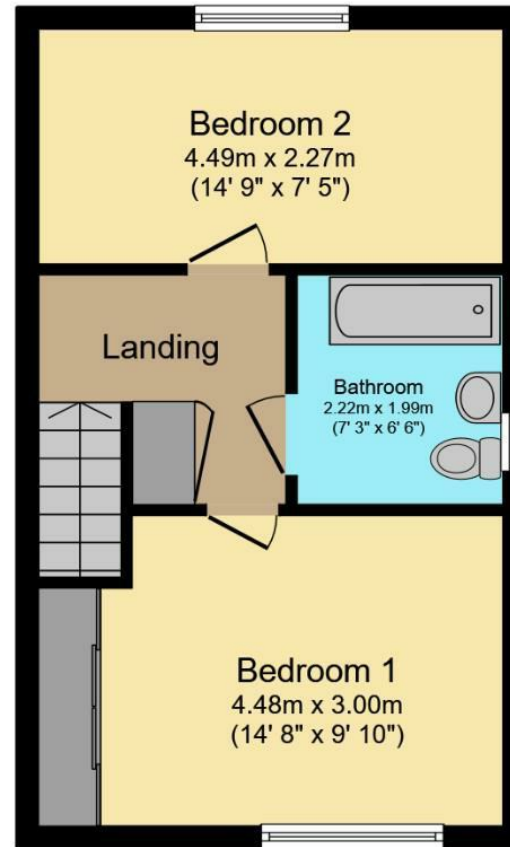
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### Ground Floor

Floor area 34.4 sq.m. (371 sq.ft.)

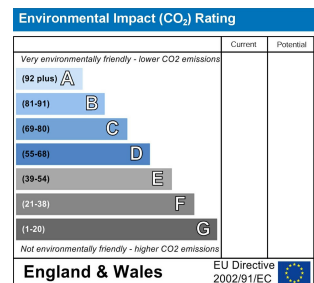
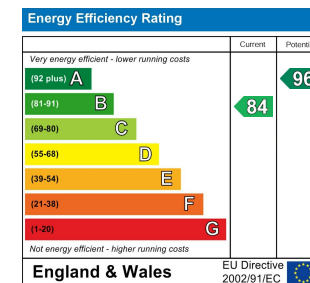


### First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 68.9 sq.m. (742 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](http://www.Propertybox.io)



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

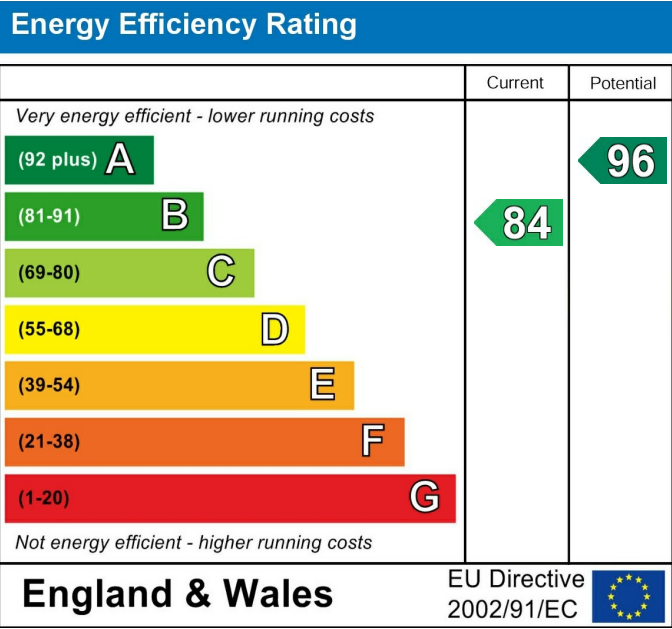
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.

**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.













