



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

21 Trafalgar Road, Sheffield, S6 1JY

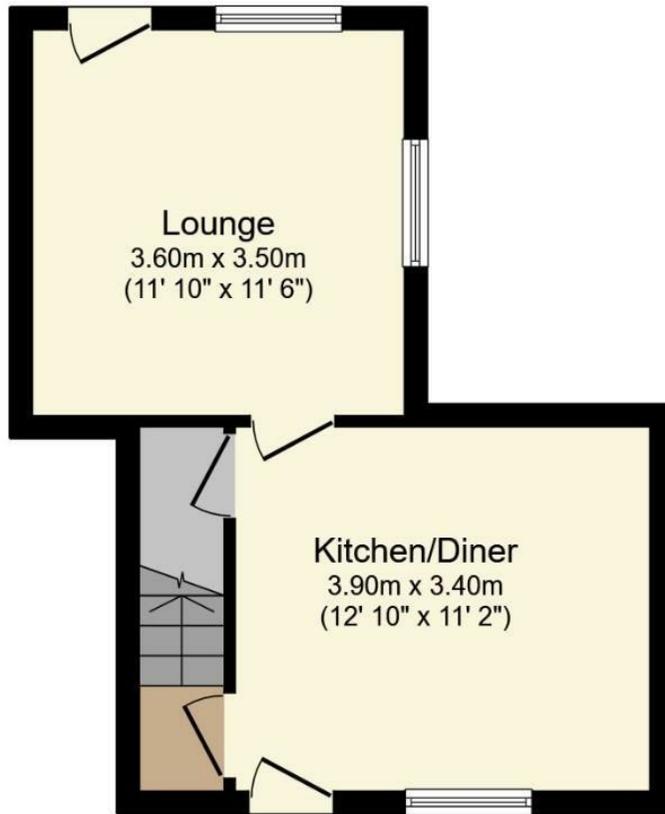
21 Trafalgar Road, Sheffield, S6 1JY

Guide Price £160,000

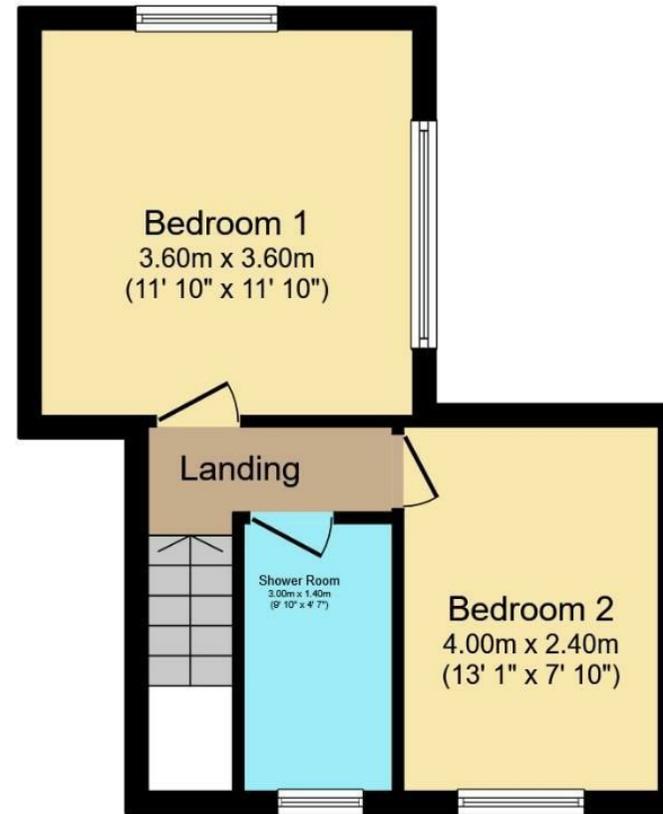
\*\*\*\*Guide Price - £160,000 - £170,000\*\*\*\*

Hunters Hillsborough present an opportunity to purchase a large two bed mid terrace home that has recently undergone a scheme of modernisation including a new roof, solar panels, new boiler, new bathroom and a fully fitted kitchen. The vendors are willing to contribute towards the cost of new flooring in this superb home which would be ideal for first time buyers or investors and is offered for sale with no onward chain. Situated in the heart of Wadsley bridge with excellent local amenities, viewing is highly recommended. Entry via the back door into the kitchen diner with a range of modern high gloss wall and base units. Integrated eye level electric oven and an electric hob along with space for all usual appliances. Door leading down to the cellar which is a great storage room. Through to the lounge with a front facing window and UPVC door out to the street. Upstairs you will find a double bedroom to the rear with a pleasant view over the rear garden and beyond. Further double occupying the front of the property and a superb shower room with a newly fitted walk-in shower cubicle with a rainfall and handheld shower, W/C and sink basin. Outside the sun soaked family size rear garden has a patio and a lawn with a shed at the bottom of the garden.

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**Ground Floor**



**First Floor**

Total floor area 58.3 sq.m. (628 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.

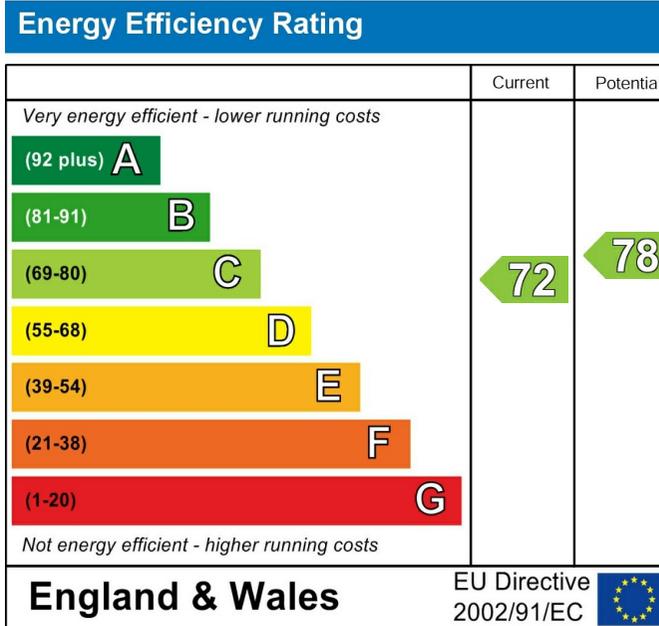
### VACANT POSSESSION

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.







