



HUNTERS[®]
HERE TO GET *you* THERE

59 Worksop Road, Swallownest, S26 4WA

59 Worksop Road, Swallownest, S26 4WA

Asking Price £150,000

A rare opportunity has arisen to purchase this beautiful red brick end terrace house, situated on a large plot, benefitting from two double bedrooms, a garage and off street parking.

This well presented, and larger than average two bedroom home briefly comprises of a front facing lounge, with an inner lobby leading through to the dining room. From the dining room, there is a rear porch / utility and an off shot fitted kitchen leading on to the modern white three piece bathroom suite. On the first floor are two double bedrooms.

Outside to the front is a low maintenance garden / forecourt. To the rear is a deceptively large, enclosed tiered garden. A garage and car hard standing are to the side.

Located in the much sought after area of Swallownest, ideally positioned close to a wide range of local amenities including shops, cafés, schools, and supermarkets. The property also benefits from superb motorway links with a short drive to junction 31, making it perfect for commuters or travelling.

Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111
swallownest@hunters.com | www.hunters.com



Ground Floor

First Floor

Floor area 45.1 sq.m. (485 sq.ft.) approx Floor area 31.4 sq.m. (338 sq.ft.) approx

Total floor area 76.5 sq.m. (824 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). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 £54 inc. 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.

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.

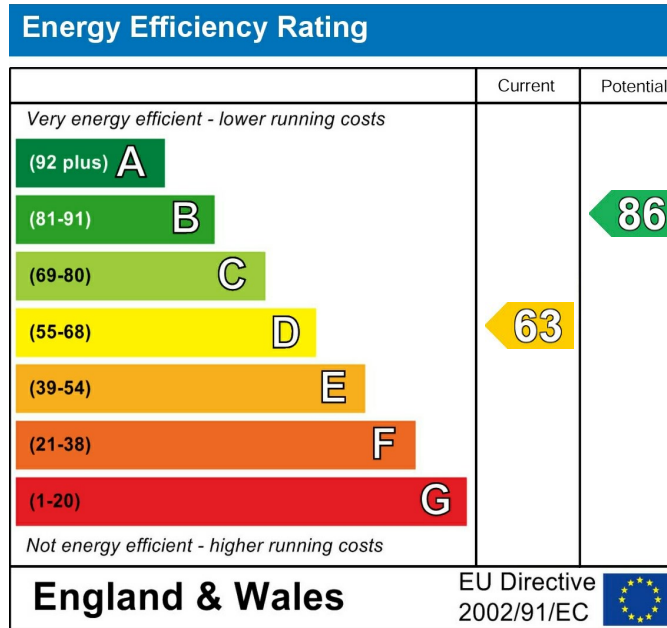
VACANT POSSESSION

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.



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.









