



HUNTERS[®]
HERE TO GET *you* THERE

64 Raisen Hall Road, Southey, S5

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Asking Price £175,000

Hunters Hillsborough are delighted to present a charming end terrace house offering an excellent opportunity for first-time buyers. Set on a generous corner plot, the property boasts three double bedrooms and recently completed modern decor throughout. The tree-lined road enhances its appeal and locality to the local Northern General Hospital.

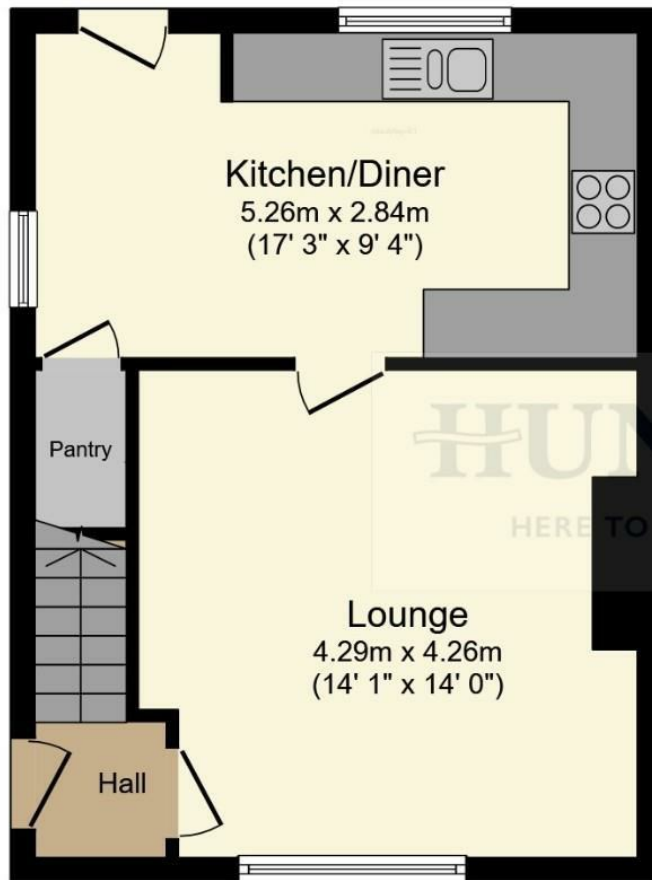
Upon entry through the side door, you are welcomed into a modern and cleanly decorated interior that exudes warmth and comfort. The spacious lounge provides a perfect space for relaxation and social gatherings, seamlessly connecting to the kitchen diner. This area is well-equipped, and the inclusion of white goods and furniture is available for negotiation, making it a convenient choice for new homeowners.

The kitchen diner offers direct access to the enviable gardens, where you can enjoy the outdoors in a tranquil setting. The side and rear gardens are predominantly laid to lawn, adorned with a selection of mature shrubs that add character and charm. A patio area not only serves as a lovely spot for outdoor dining but also doubles as a parking space, with a gate currently not in use.

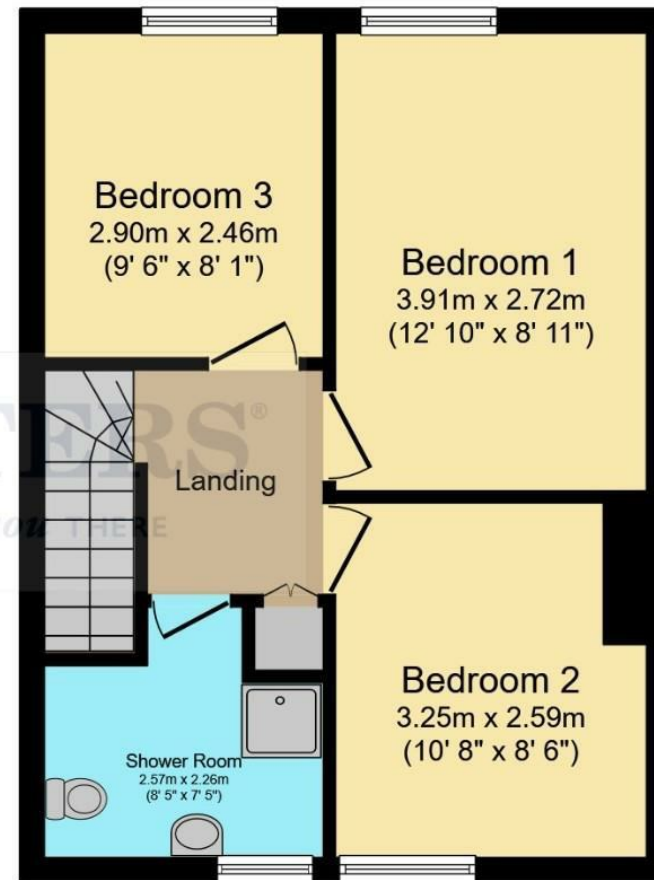
Venturing upstairs, you will find three generously sized double bedrooms, providing ample space for family living or guest accommodation. The well-planned family bathroom is a standout feature, complete with a walk-in shower cubicle, a rainfall showerhead, and a handheld shower, alongside a W/C and sink basin.

This delightful home is offered for sale with no onward chain, making it an ideal choice for those looking to move in swiftly. With its modern decor, spacious layout, and beautiful outdoor space, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

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Ground Floor



First Floor

Total floor area 75.7 m² (815 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 propertybox.io

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.

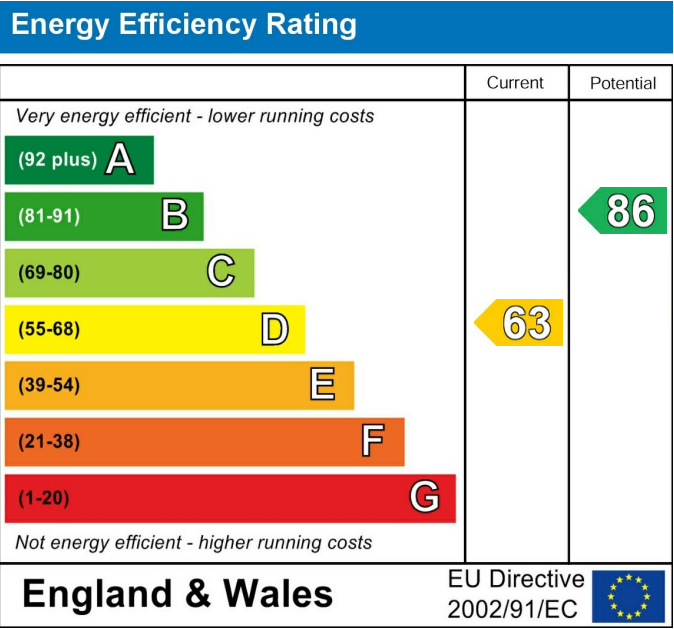
VACANT POSSESSION

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.



