
HUNTERS®
HERE TO GET you THERE
4 Heath Road, Sheffield, S6 1JR

4 Heath Road, Sheffield, S6 1JR

Asking Price £170,000

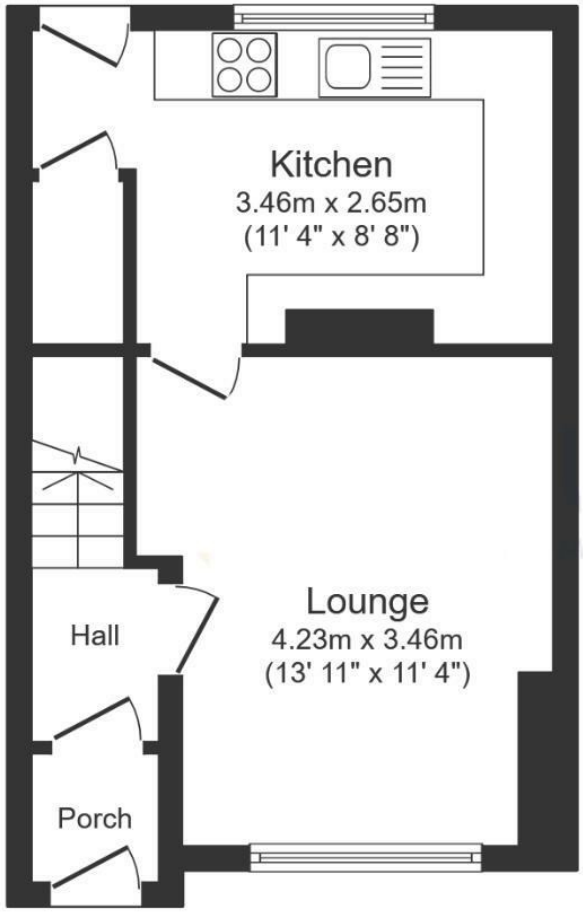
Nestled on Heath Road in the vibrant city of Sheffield, this charming end terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The neutral kitchen is both functional and stylish, providing a pleasant environment for culinary pursuits. The modern bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both comfortable and enjoyable.

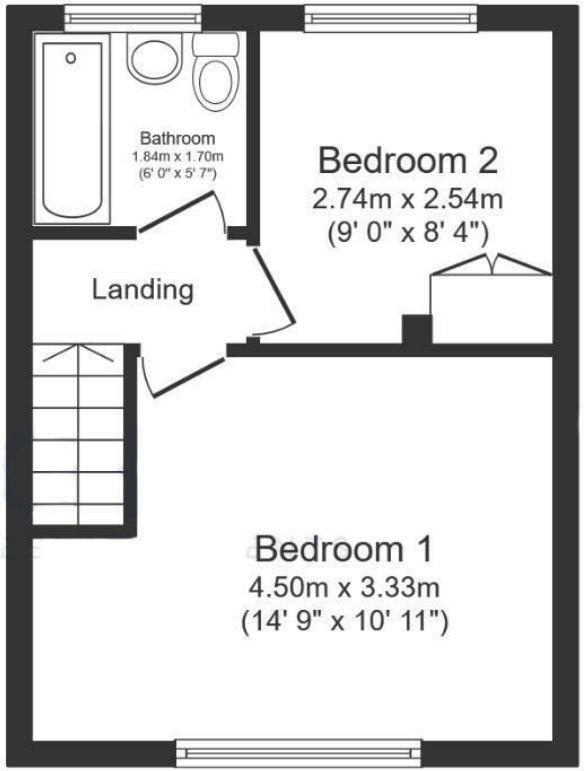
One of the standout features of this property is its fantastic location. Situated close to a variety of shops and essential amenities, residents will appreciate the ease of access to everyday conveniences. Additionally, excellent transport links are nearby, making commuting and exploring the wider area a breeze.

This end terrace house combines practicality with a desirable location, making it a wonderful choice for anyone looking to settle in Sheffield. Whether you are a first-time buyer or seeking a rental opportunity, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful house your new home.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



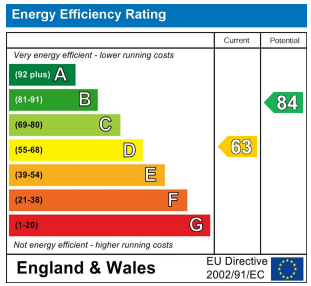
Ground Floor

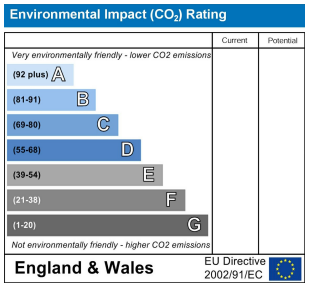


First Floor

Total floor area: 58.1 sq.m. (626 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





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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT 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 set your property live.

General Remarks

The property is Leasehold with 731 years remaining at a cost of £7 per annum with a service charge of £0.

RATING ASSESSMENT

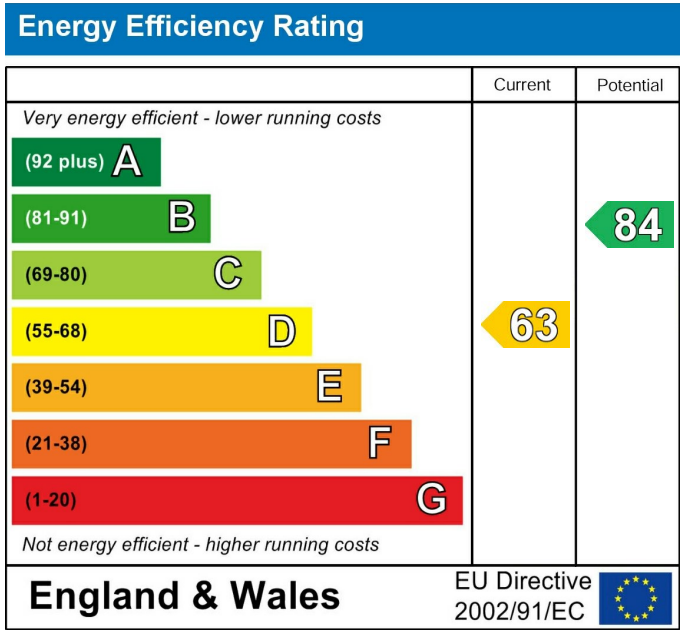
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.

































