



HUNTERS[®]
HERE TO GET *you* THERE

23 Trafalgar Road, Sheffield, S6 1JY

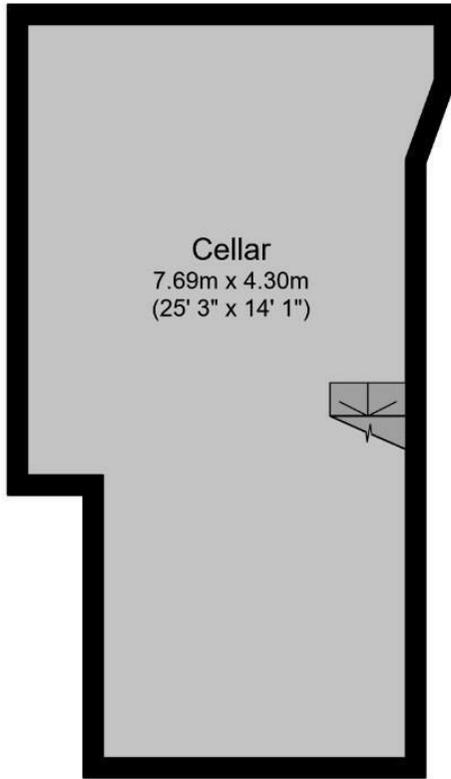
23 Trafalgar Road, Sheffield, S6 1JY

Guide Price £150,000

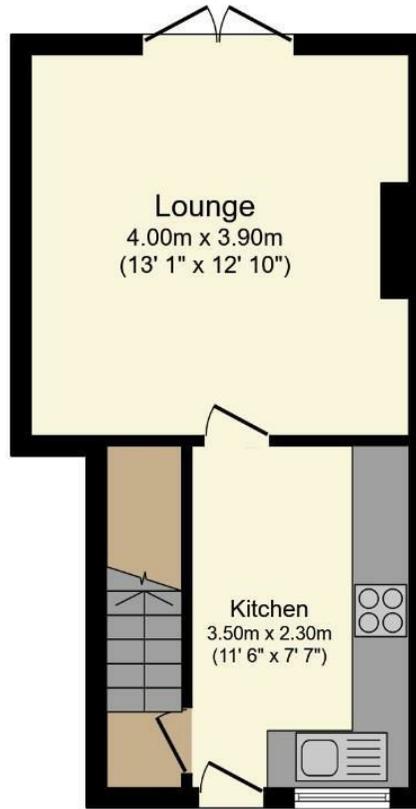
****Guide Price £150,000 - £160,000****

Hunters Hillsborough are delighted to present a two bedroom end terraced home situated in the ever popular Wadsley Bridge area. Close to local amenities and travel links this property is ready and waiting for the new owner to put their own stamp on it. Entry via the front door into the kitchen with further door leading to hallway with stairs rising to the first floor. Good size kitchen with sleek black units, electric oven with gas hob, freestanding washer and fridge freezer. A further door leads to the access to the lounge and a further door providing access to the cellar. The rear facing lounge has exposed wooden flooring, high ceilings and french doors out to the garden. Upstairs there are two bedrooms, a double and a single which can also be used for office space. The bathroom provides a bath with a mixer shower over, pedestal sink and WC. Outside, the property boasts a sizable, grassed lawn, raised paved seating area and decking, perfect for entertaining. Benefitting a lovely range of views from the rear. The property has also been equipped with a new alarm system.

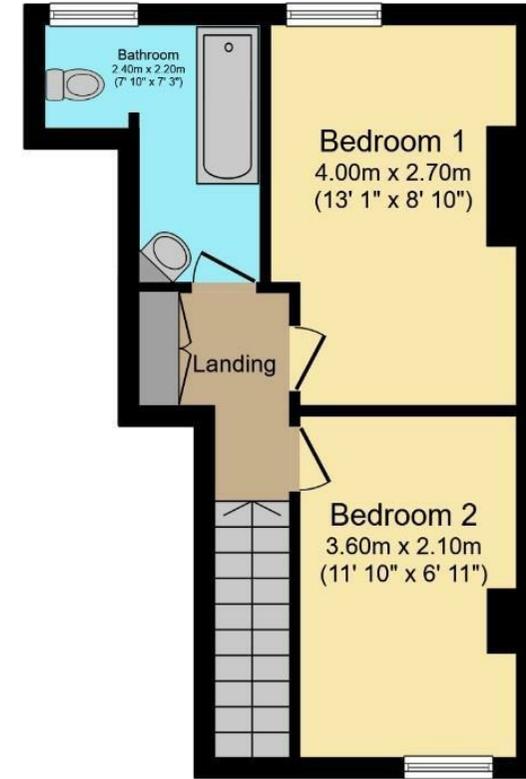
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Cellar
Floor area 28.7 sq.m. (309 sq.ft.)



Ground Floor
Floor area 27.8 sq.m. (299 sq.ft.)



First Floor
Floor area 28.9 sq.m. (311 sq.ft.)

Total floor area: 85.4 sq.m. (919 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

General Remarks

TENURE

This property is Leasehold with a 135 years remaining at a cost of £25.00 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

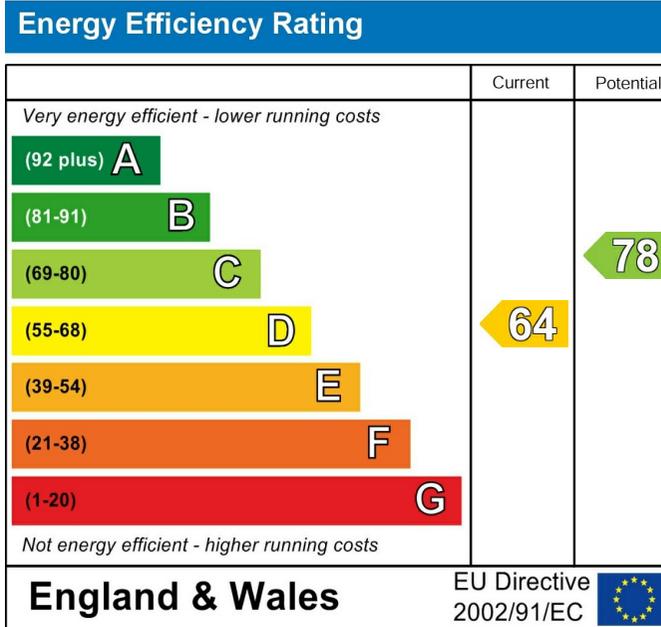
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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. 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.









