



HUNTERS[®]
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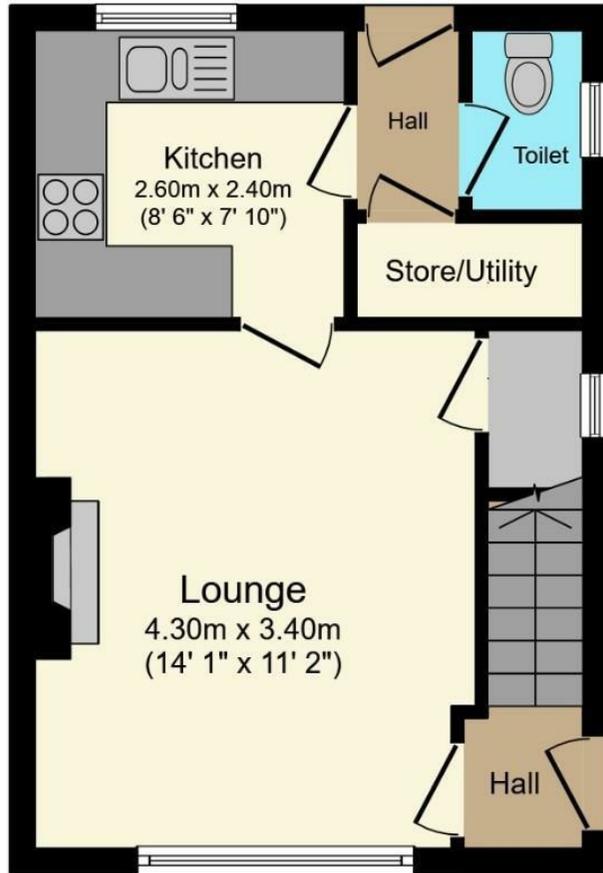
80 Adkins Road, Sheffield, S5 8TG

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Asking Price £130,000

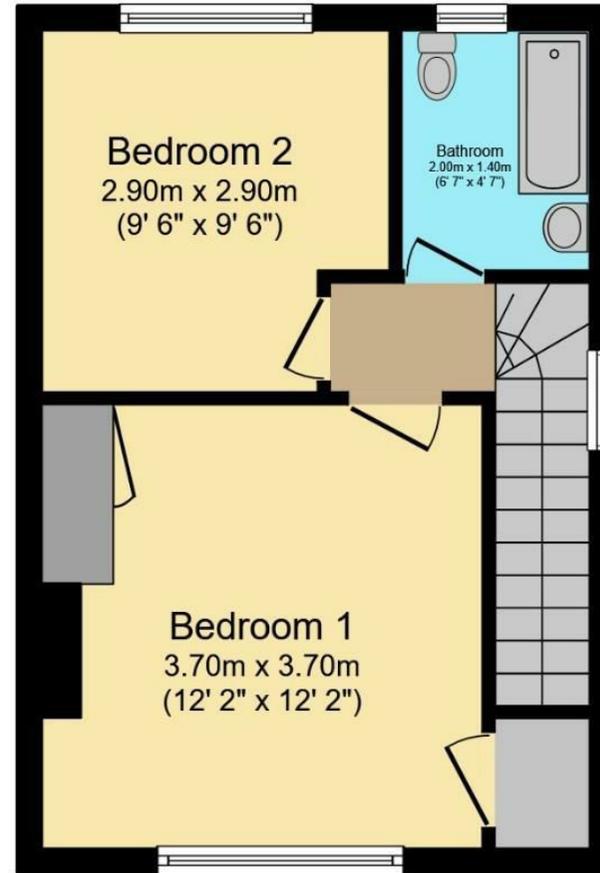
Hunters Hillsborough are delighted to present a two bedroom semi detached home situated in the heart of Southey Green with newly fitted double gates leading to the driveway for 2 cars and a delightful rear garden. Ideal for first time buyers or investors, viewing is highly recommended. Entry via the side door into the inner lobby with stairs rising to the first floor. Bright and spacious lounge with laminate flooring. Focal point feature fire surround with an electric fire and a door through to the kitchen. Fantastic range of wall and base units with integrated appliances including an electric oven and gas hob along with plumbing for a washing machine. The back porch gives access to a downstairs W/C and a large pantry housing the fridge freezer which is available to purchase subject to further negotiations. Access to the garden from the back porch. Upstairs, the master bedroom overlooks the front of the property with a built-in storage cupboard and a king size bed available to purchase subject to further negotiations. Bedroom two is at the rear along with the family bathroom with a bath, shower over bath, W/C and sink basin. Outside the property is accessed via a resin based shared path leading round to the rear garden. This low maintenance garden features a patio area, lawn and further patio to the rear ideal for garden furniture. Large potting/storage shed included in the sale.

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Ground Floor

Floor area 31.3 sq.m. (337 sq.ft.)



First Floor

Floor area 31.3 sq.m. (337 sq.ft.)

Total floor area: 62.7 sq.m. (675 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

Local Area

Adkins Road offers easy access to local shops and the green space of Cookson Park. Local bus routes into the city centre and beyond and ideal for access to the Northern General Hospital.

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.

AML Information

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

