

HUNTERS[®]

HERE TO GET *you* THERE



Rutland Road

Sheffield, S3 9PR

£150,000



*** PREFERRED CASH BUYERS*** Hunters Hillsborough are delighted to present a three bedroomed semi detached home with a driveway and substantial gardens situated in the Pitsmoor / Shirecliffe area of Sheffield. This spacious family home is just a short walk to the Kelham Island district of Sheffield and the green space of Parkwood Springs. The property requires a scheme of modernisation which would make a great project for the right purchasers. Welcoming entrance hallway leading off to a good sized front facing bay windowed lounge with original features and access to the rear dining kitchen. Good range of wall and base units with access to the rear garden. Stairs rise from the entrance hallway to the first floor. Master bedroom with bay window, a good sized single room and a further double to the rear. The family bathroom is fully tiled and fitted with a white three piece bathroom suite. Outside the property enjoys a private rear garden with a generous sized lawn with mature shrub borders and a delightful patio area, ideal for garden furniture and summer BBQ's. Well placed for City Centre access, hospitals and good transport links. GENERAL REMARKS: TENURE: . This property has 3 titles - one is freehold one is a head lease (no charges it just exists) and one is the underlease that has 110 years remaining on it there has been no payment requests since 2012 - absent landlord. 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



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Council Tax Banding; A

A map of the Burngreave area in Sheffield. An orange pin marks the location of Parkwood Springs. Other labels include 'FIR VALE' at the top, 'A61' on the left, 'NEEPSSEND' below the pin, 'Burngreave' to the right, and 'Kelham Island Museum' at the bottom. A blue icon of a building is also visible near the museum. The map includes green areas for parks and blue lines for roads and water. The Google logo and 'Map data ©2023 Google' are at the bottom.

GROUND FLOOR
315 sq ft. (29.3 sq m.) approx.

1ST FLOOR
330 sq ft. (30.7 sq m.) approx.

The Ground Floor plan shows a Kitchen/Dining Room (16'0" x 8'0", 5.50m x 2.43m) with a kitchenette and dining area, a Living Room (12'0" x 12'0", 4.05m x 4.05m) with a fireplace, and a staircase leading up. The 1st Floor plan shows a Bathroom, a central Hallway, and three Bedrooms: one at the front (12'0" x 12'0", 3.11m x 3.05m), one at the back (11'0" x 10'0", 3.05m x 2.93m), and a smaller one at the rear (8'0" x 8'0", 2.44m x 2.44m). A staircase leads down from the hallway.

KITCHEN/DINING ROOM
16'0" x 8'0"
5.50m x 2.43m

LIVING ROOM
12'0" x 12'0"
4.05m x 4.05m

BATHROOM

HALLWAY

DOWN

UP

BEDROOM
12'0" x 12'0"
3.11m x 3.05m

BEDROOM
11'0" x 10'0"
3.05m x 2.93m

BEDROOM
8'0" x 8'0"
2.44m x 2.44m

TOTAL FLOOR AREA: 648 sq ft. (60.0 sq m.) approx.

While every effort has been made to ensure the accuracy of the floorplan (coloured lines, measurements, etc.), please be aware that all figures are only approximate and no responsibility is taken for any error or omission in the plan. The floor area of the finished building may vary from the floor area of the proposed purchase. The services, appliances and equipment shown have only been listed and are not guaranteed. All floor spaces are subject to change without notice.

Energy Efficiency Rating

Rating	Percentage
A	12 plus
B	11-11
C	10-10
D	9-9
E	8-8
F	7-7
G	1-32

Current: 58, Potential: 81

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Percentage
A	12 plus
B	11-11
C	10-10
D	9-9
E	8-8
F	7-7
G	1-20

Current: 58, Potential: 81

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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.

THINKING OF SELLING? 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.