



HUNTERS®

HERE TO GET *you* THERE

17 Neill Road, Hunters Bar, Sheffield, S11 8QG

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Offers In The Region Of £210,000

| NO ONWARD CHAIN | FANTASTIC LOCATION | The perfect opportunity to live in this vibrant and strong community. With no onward chain, this home is an ideal choice for a range of buyers.

Nestled in the sought-after area of Hunters Bar, this terraced house on Neill Road offers a blend of character and modern living. Retaining its period charm while providing comfortable accommodation, this property is sat within a prime location in Sheffield.

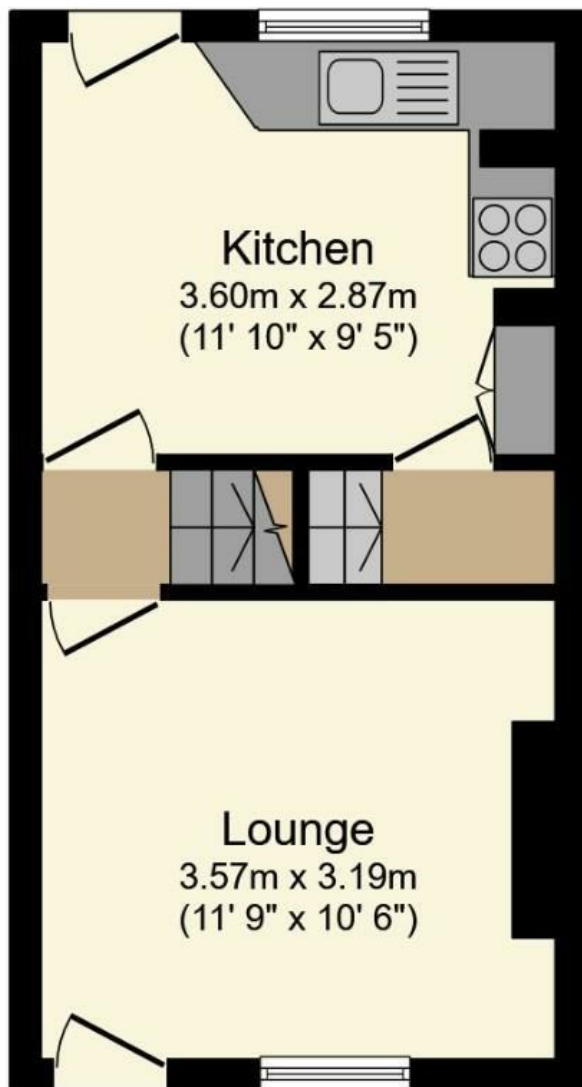
Upon entering you are welcomed into a comfortable lounge featuring a cosy gas fireplace, perfect for those chilly evenings. The lounge flows seamlessly into a well-appointed kitchen diner, which boasts ample storage cupboards, good worktop space and convenient access to the cellar, ideal for additional storage needs. The first floor comprises two well-proportioned bedrooms, including a master room that benefits from a built-in storage cupboard, ensuring that space is maximised. Completing this level is a functional three-piece family bathroom.

Venturing up to the attic, you will find a further double room, enhanced by dual velux windows that flood the space with natural light, creating a bright and airy atmosphere.

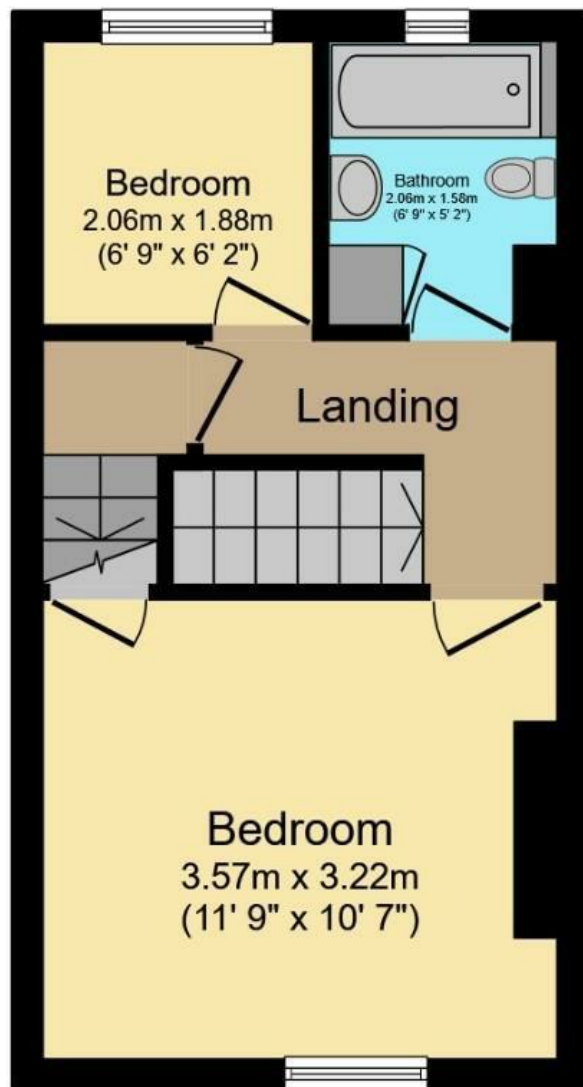
Outside, the property features a good-sized garden to the rear, providing a tranquil retreat for relaxation or outdoor entertaining. Notably, there is no through access, ensuring a peaceful environment.

The surrounding area is rich with amenities, including shops, parks, and excellent transport links, making it an ideal location for anyone looking to enjoy the community feel and convenience of this popular part of Sheffield.

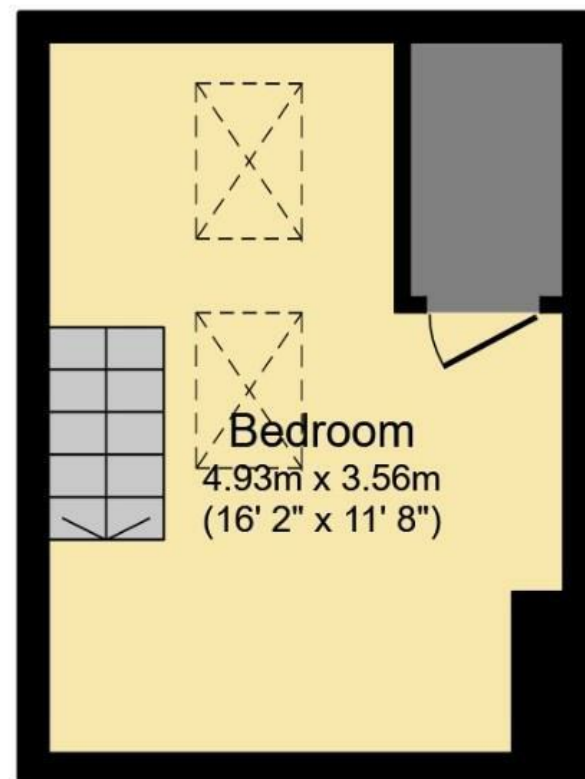
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Ground Floor



First Floor



Second Floor

Total floor area: 66.1 sq.m. (712 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

We understand the 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

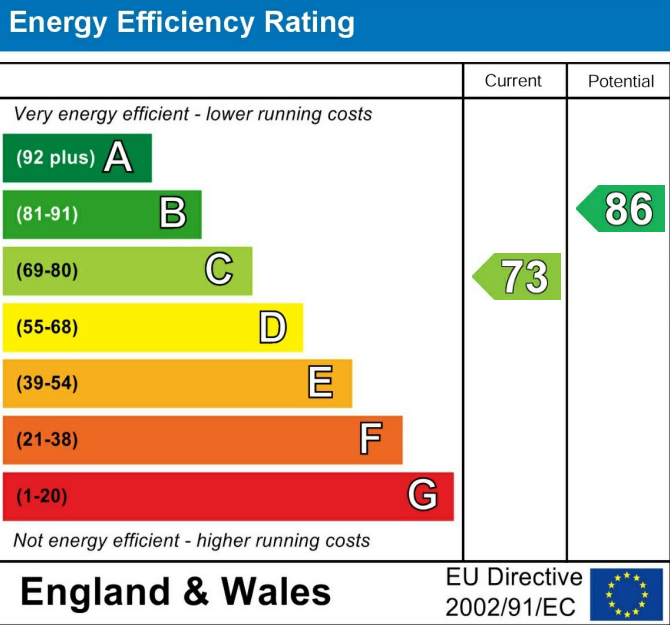
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

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. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 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 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.







