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SHEFFIELD S6 3GB

HUNTERS[®]
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148 Oxford Street, Upperthorpe, Sheffield, S6 3GB

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Asking Price £200,000

| THREE BEDROOMS | CLOSE TRANSPORT LINKS | This well-positioned, three bedroom townhouse in the sought after location of Uppertorpe offers a blend of comfort and convenience. The property boasts a classic design that has been well-maintained over the years, and presents a wonderful opportunity for first time buyers and investors alike.

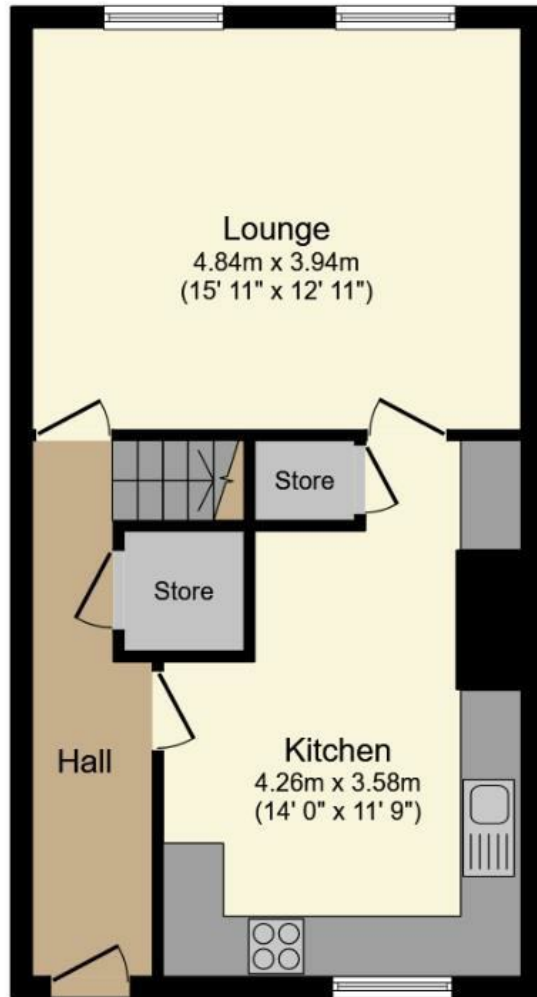
Upon entering through the hallway, you are welcomed into a spacious kitchen, perfect for those who enjoy cooking and entertaining guests. The kitchen features a range of wall and base units and space for multiple appliances. To the rear, the lounge offers a light and airy space for relaxation.

The first floor, the home comprises a front facing double bedroom, with built in wardrobe space. Two further good-sized bedrooms to the rear. The bathroom is thoughtfully designed, complete with a shower over the bath and sink basin, with a separate W/C.

One of the standout features of this property is its prime location. Situated close to the city centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate urban living. The area offers excellent transport links, including nearby tram and bus routes. Located within the catchment area for King Edwards School and Tapton Secondary School, the home is ideal for growing families.

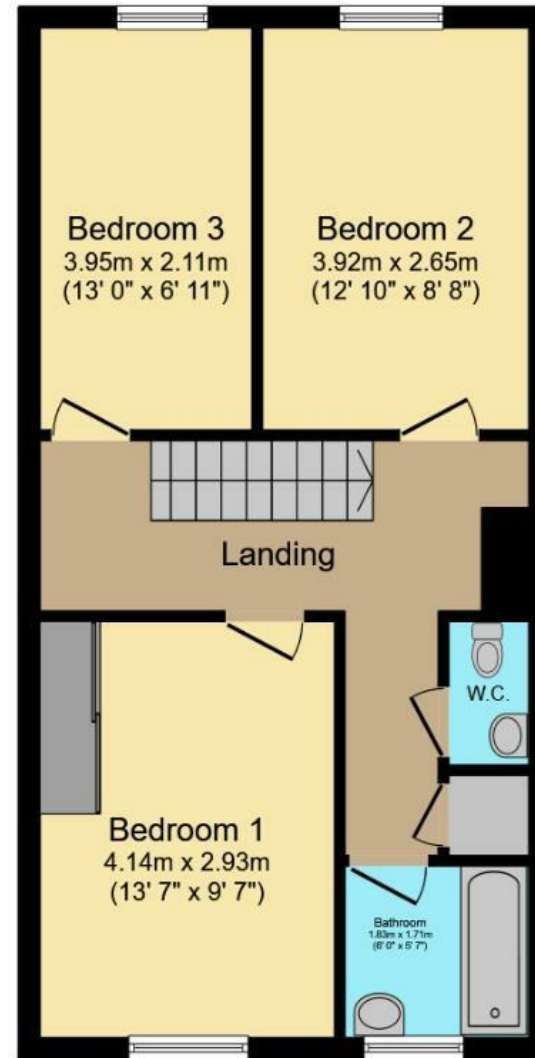
With its blend of modern conveniences and classic charm, this property is sure to impress.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.)



First Floor

Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 94.6 sq.m. (1,019 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 this property is a 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

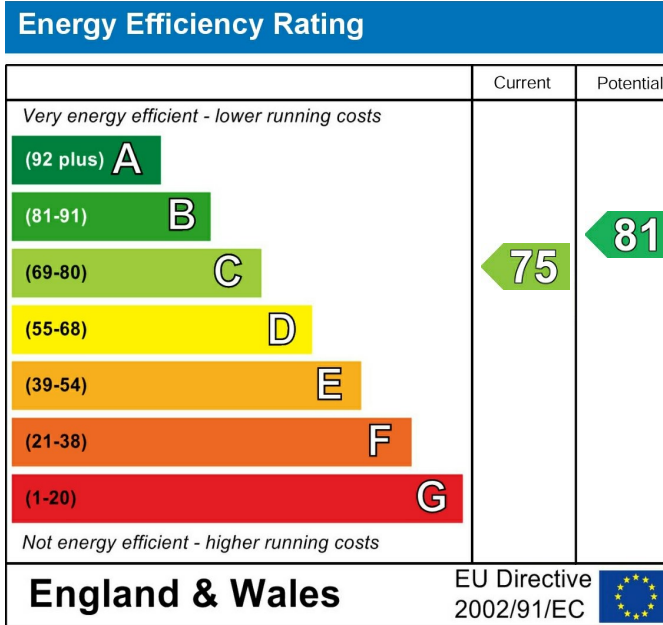
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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**

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, 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.



