HUNTERS®
HERE TO GET *you* THERE

112 Anns Road North, Heeley, Sheffield, S2 3GQ

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Asking Price £220,000

| CLOSE TO THE CITY CENTRE | SIZEABLE REAR GARDEN | With no onward chain, you can move into this home without delay! Combining comfort, convenience and potential, don’t miss out on the chance to make it yours.

Hunters Crookes introduce this three bedroom, semi detached home, nestled on Anns Road North in the vibrant city of Sheffield. This home boasts practicality and comfort whilst presententing an excellent opportunity for first-time buyers, small families, or savvy investors. Built in the late 1940s, the property boasts a characterful design that reflects its era while offering modern living conveniences.

Upon entering, you will find a welcoming, bay windowed lounge providing a perfect space for relaxation or entertaining guests. To the rear, the kitchen is thoughfully designed with a range a storage units and space for appliances.

To the first floor, the three well-proportioned bedrooms offer ample space for comfortable living, making it an ideal setting for family life. The property features a well-appointed bathroom with three piece suite, ensuring all essential amenities are readily available.

One of the standout features of this home is its good-sized rear garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a brick-built store provides extra storage space, catering to all your organisational needs. Conveniently located, this property offers direct access to transport links, making commuting to the city centre and beyond a breeze.

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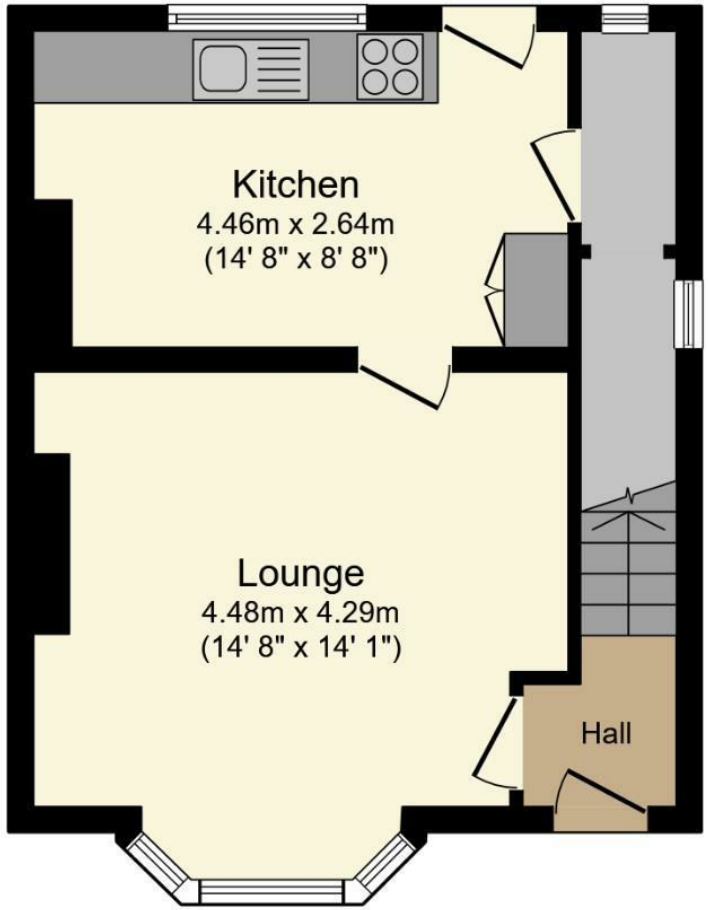
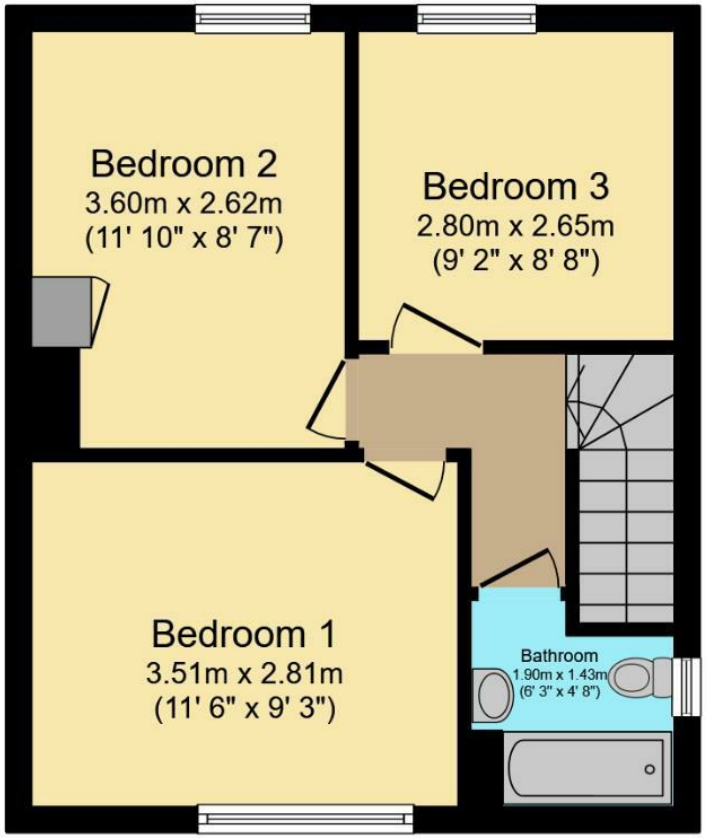


Ground Floor



First Floor

Total floor area: 70.5 sq.m. (759 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 B.

VACANT POSSESSION

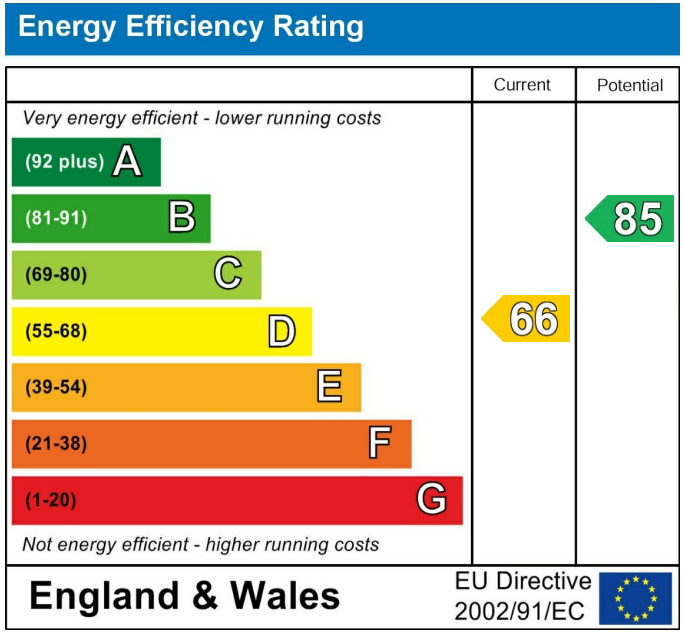
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 biometric 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.

HUNTERS
FOR SALE