



Yale

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185 Machon Bank Road, Nether Edge, Sheffield, S7 1PH

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Guide Price £260,000

| SOUTH FACING GARDEN | COMPLETE CHAIN | Situated in the heart of sought-after Nether Edge, this beautifully presented home is ready to move straight into with no work required.

Nestled on Machon Bank Road, this end terrace house offers a delightful blend of modern living and traditional character. This property is a true reflection of the current vendor's care and attention to detail - An ideal home for buyers wanting style, space and convenience.

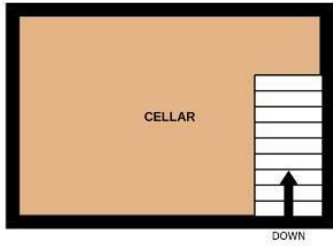
Upon entering, you are welcomed into a front living room that boasts a striking feature fireplace, complete with a tasteful tiled and wood surround, creating a warm and inviting atmosphere. The dining kitchen, located at the rear, is both functional and stylish, featuring solid wood worktops that complement the matching wall and base units. A convenient utility corner provides space for a washing machine, with the combination boiler neatly positioned above. From the dining kitchen, you also have access to the cellar, adding to the practicality of the home.

Ascending the stairs to the first floor, you will find two generously sized double bedrooms, one of which is currently utilised as a home office, perfect for those who work remotely. The luxurious, fully tiled bathroom is situated at the end of the landing, offering a serene space for relaxation. Further stairs lead to the second floor, where the third bedroom awaits, providing additional living space.

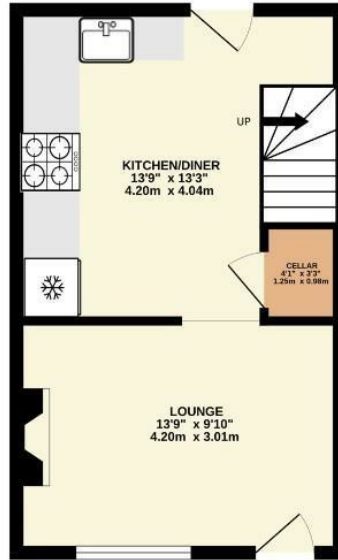
Externally, the property features a shared pathway to the side, leading to a charming low-maintenance stone patio at the rear. This delightful outdoor area is perfect for entertaining or simply enjoying a quiet moment, complete with a covered pagoda for added comfort. Additionally, there is a useful original brick-built store, ideal for garden tools or extra storage.

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BASEMENT
121 sq.ft. (11.2 sq.m.) approx.



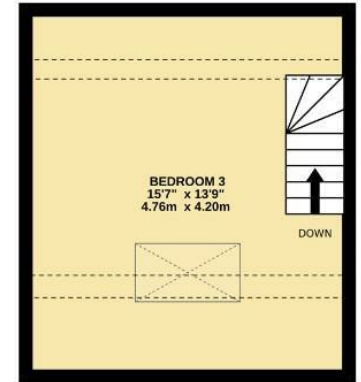
GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 500 years from 29th September 1837 and a ground rent of £0.59.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

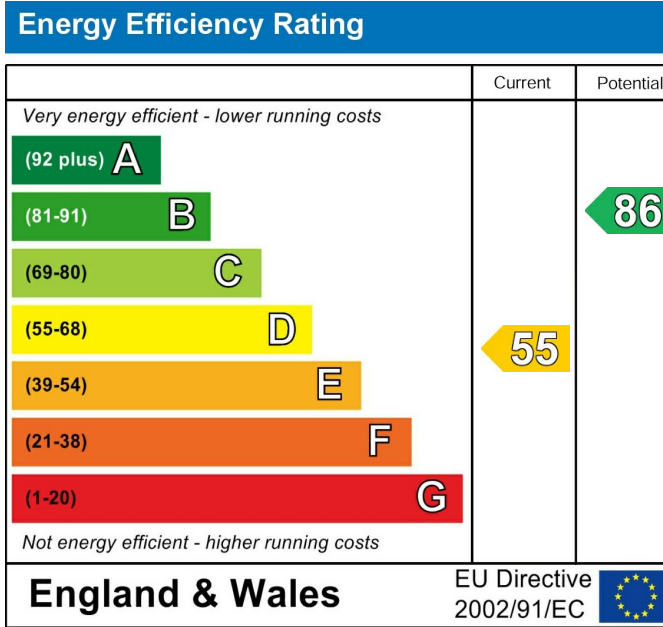
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.











