



HUNTERS[®]
HERE TO GET *you* THERE

21 Yeomans Road, Upperthorpe, Sheffield, S6 3JD

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Asking Price £240,000

| CUL-DE-SAC LOCATION | GREAT TRANSPORT LINKS | Offered to the market with no onward chain, this home is situated in a prime location, with easy access to the City Centre and local amenities. This property is sure to be snapped up, so call the team today to arrange your visit !

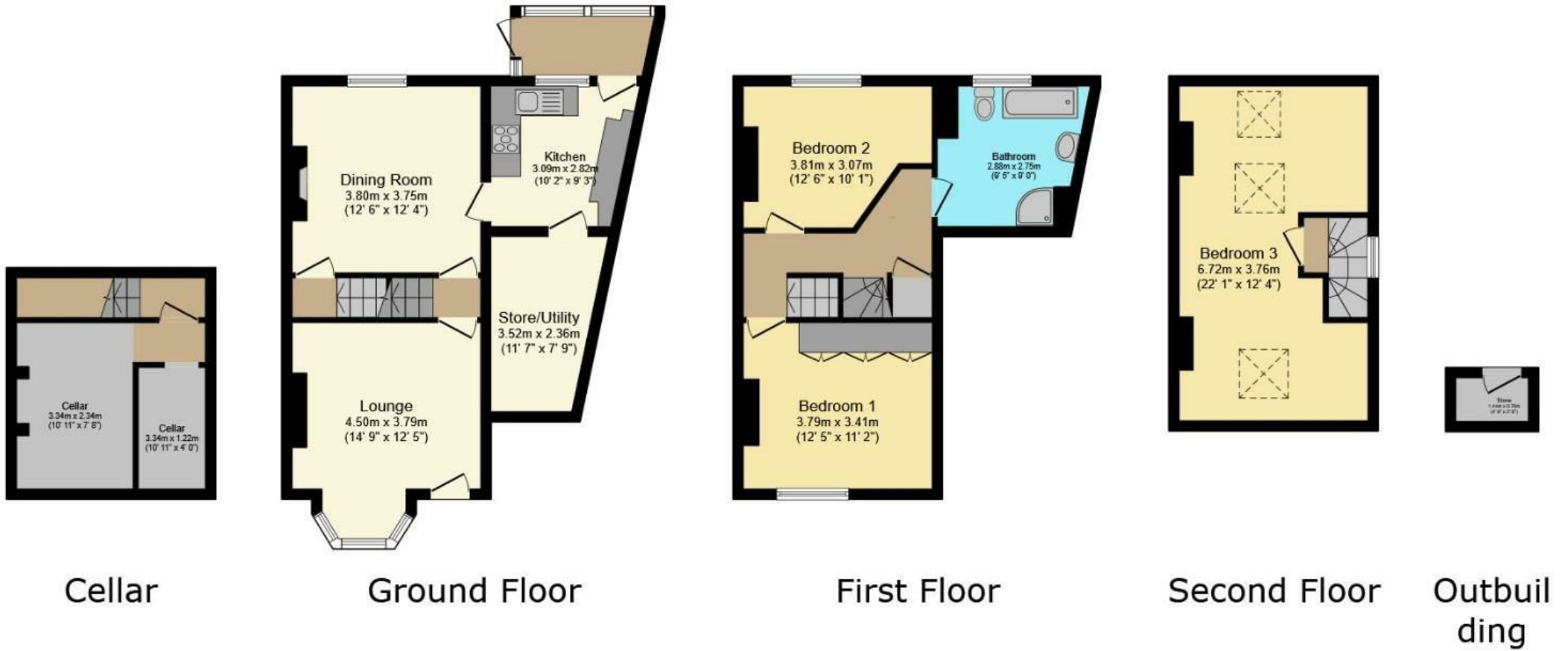
Upon entering through the front, you are welcomed into the bay windowed lounge. Filled with light, this room is perfect for enjoying a quiet evening at home, with the additional dining room to the rear providing the perfect space to entertain guests. The fitted kitchen, complete with an added utility room, provides ample space for culinary creativity and practical living. The layout is designed to maximise both functionality and comfort, ensuring that every corner of the home is utilised effectively.

With access through the porch, the rear garden space is a wonderful addition, offering an outdoor retreat for relaxation or gardening enthusiasts. It presents an excellent opportunity for al fresco dining or simply enjoying the fresh air in a tranquil setting.

To the first floor, the front facing master room is a comfortable and functional space, perfect to reside in after a long day. To the rear, a further double bedroom and family bathroom, comprising bath, shower cubicle, sink basin and W/C. Stairs rise to the second-floor double bedroom, which offers flexible use as a bedroom or additional living space and includes dual aspect windows.

The property is situated in a location that boasts great local amenities and excellent transport links, making it easy to access the vibrant city of Sheffield and its surrounding areas. Whether you are commuting for work or exploring the local shops and parks, this home provides the perfect base.

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Total floor area: 140.2 sq.m. (1,509 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.















