

HUNTERS®
HERE TO GET *you* THERE

15 Brandreth Road, Sheffield, S6 3JU

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Offers In The Region Of £185,000

| CUL-DE-SAC | ENCLOSED GARDEN | A deceptivley spacious home in a well-connected location. Offered for sale with no onward chain, this home is the perfect choice for a range of buyers.

Brandreth Road offers the perfect blend of character and modern living, making it an ideal home for a range of buyers. Offering a generous 1,094 square feet of space, this property boasts three spacious double bedrooms, a modern bathroom and a private rear garden.

The ground floor comprises a welcoming lounge, complete with a bay window and creating a cosy yet airy space. Through to the dining kitchen, offering plenty of room for a large table and providing access to the cellar. The contemporary kitchen is a practical space and is fitted with a range of units alongisde space for appliances like a washing machine and fridge freezer.

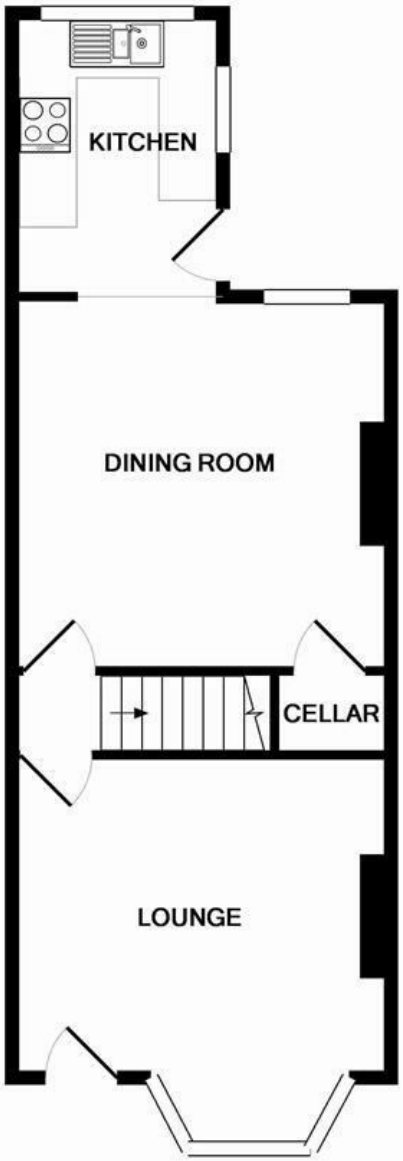
As you ascend to the first floor, the principal bedroom is a front-facing double room, benefitting from a built-in storage cupboard. A further double bedroom overlooks the rear of the property, finished with neutral walls and carpets. The floor is complete with a modern bathroom fitted with contemporary tiling, a shower over bath, sink basin and wc. The second floor holds a further versatile double room with dual aspect windows, allowing natural light to flood the room.

Externally, the property benefits from a low maintenance rear garden, surrounded by fencing to create a quiet and tranquil retreat.

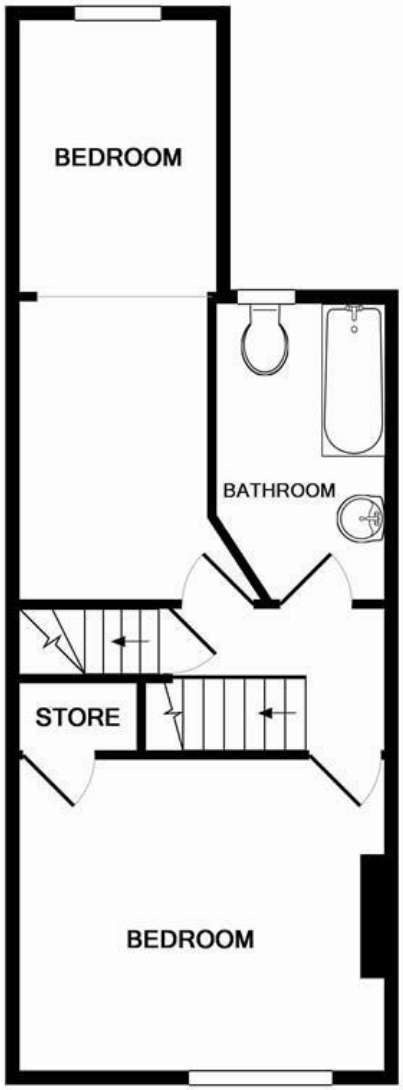
Conveniently located, this home offers easy access to Sheffield Hospitals, Universities and the vibrant City Centre, making it an excellent choice for both professionals and families alike.

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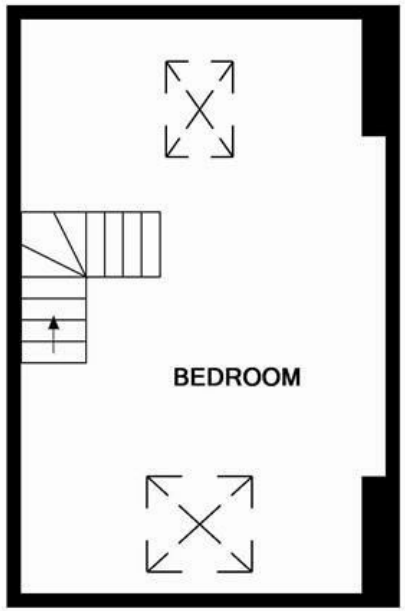
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GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

This property is Leasehold with a term of 800 years from 25 December 1898 and an annual ground rent charge of £5.00 per annum.

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.

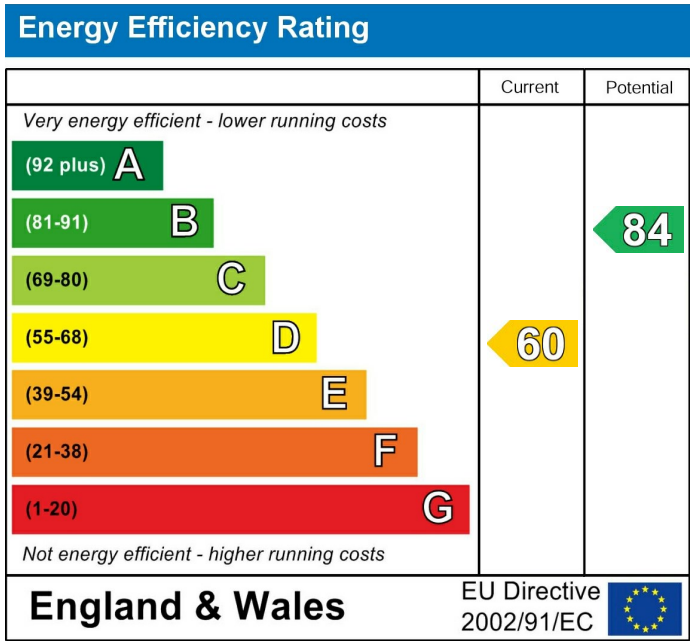
MORTGAGE FACILITIES

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.

















