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2 Derbyshire Lane, Meersbrook, Sheffield, S8 9EL

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Guide Price £220,000

GUIDE PRICE £220,000 - £230,000

Located at the bottom of Derbyshire Lane is this charming end terrace house. The property offers a delightful blend of character and modern living. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

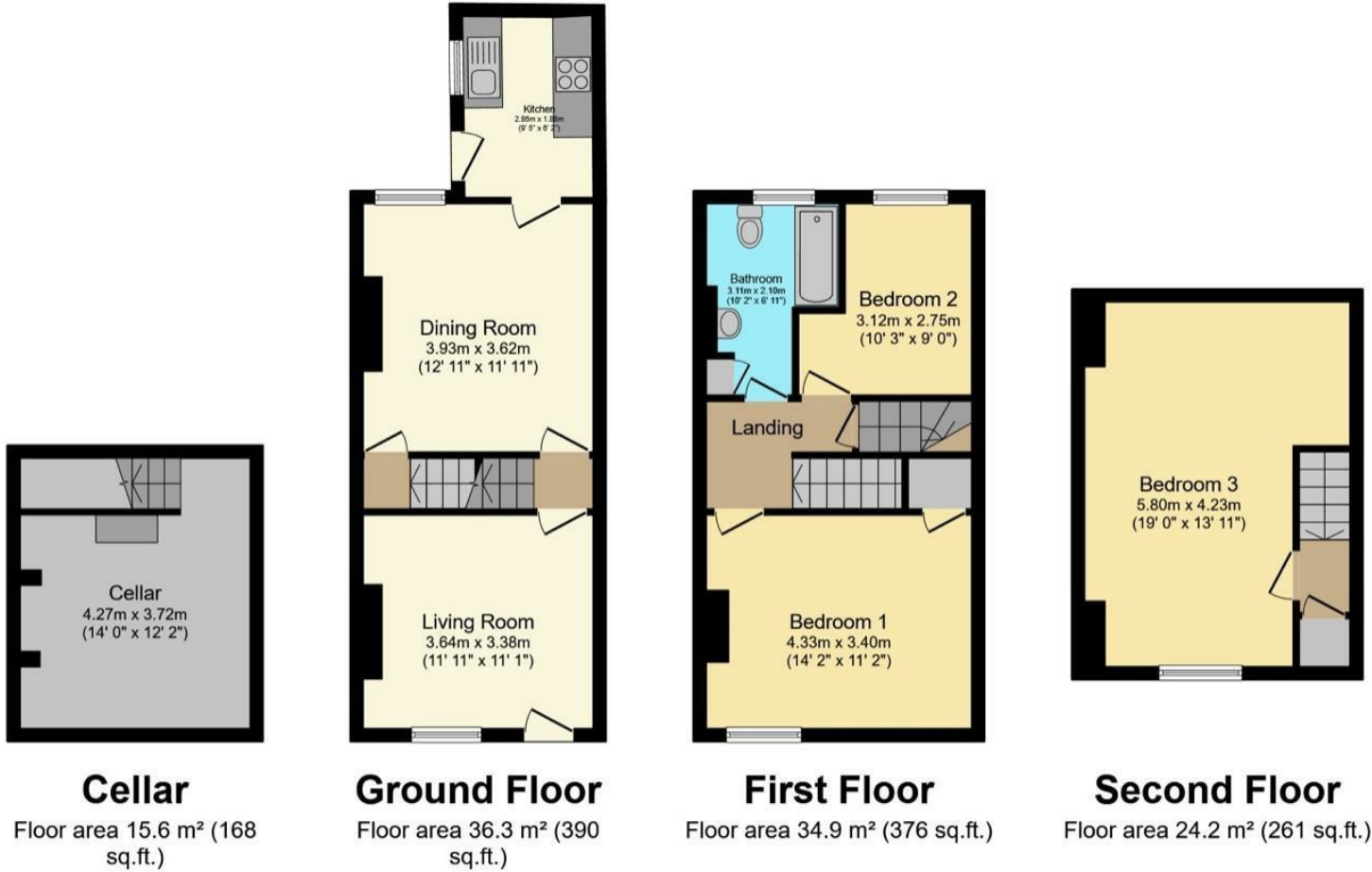
One of the standout features of this home is its larger-than-average layout, which includes space over the passageway, providing additional room for your needs. The property boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings in. The off-shot kitchen is both functional and stylish, making meal preparation a pleasure.

For those in need of extra storage, the cellar in the basement offers ample space for your belongings, ensuring that your living areas remain clutter-free. The house is neutrally decorated throughout, allowing you to easily personalise the space to suit your taste.

The property is situated in an excellent position, providing easy access to local amenities and transport links. Additionally, the low-maintenance private garden is a wonderful retreat, perfect for enjoying the outdoors without the burden of extensive upkeep.

This end terrace house on Derbyshire Lane is a fantastic opportunity for anyone looking to settle in a desirable area of Sheffield, combining space, comfort, and convenience in one attractive package.

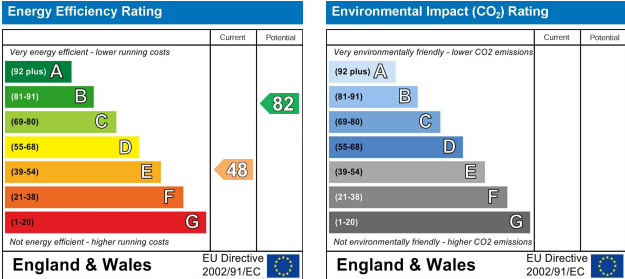
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TOTAL: 111.0 m² (1,195 sq.ft.)

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

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General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25/12/1902 at a ground rent of £2 per annum.

RATING ASSESSMENT

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

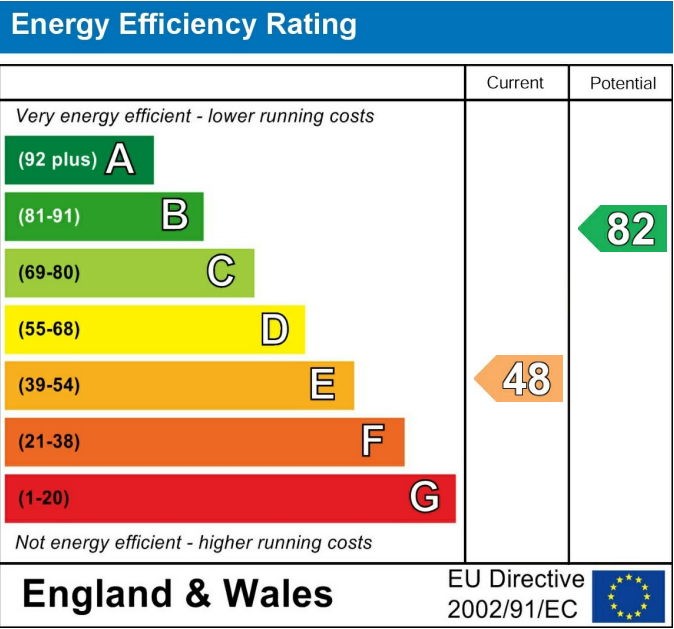
VACANT POSSESSION

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.

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.



