



HUNTERS®

HERE TO GET *you* THERE

5 Olivet Road, Sheffield, S8 8QR

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£150,000

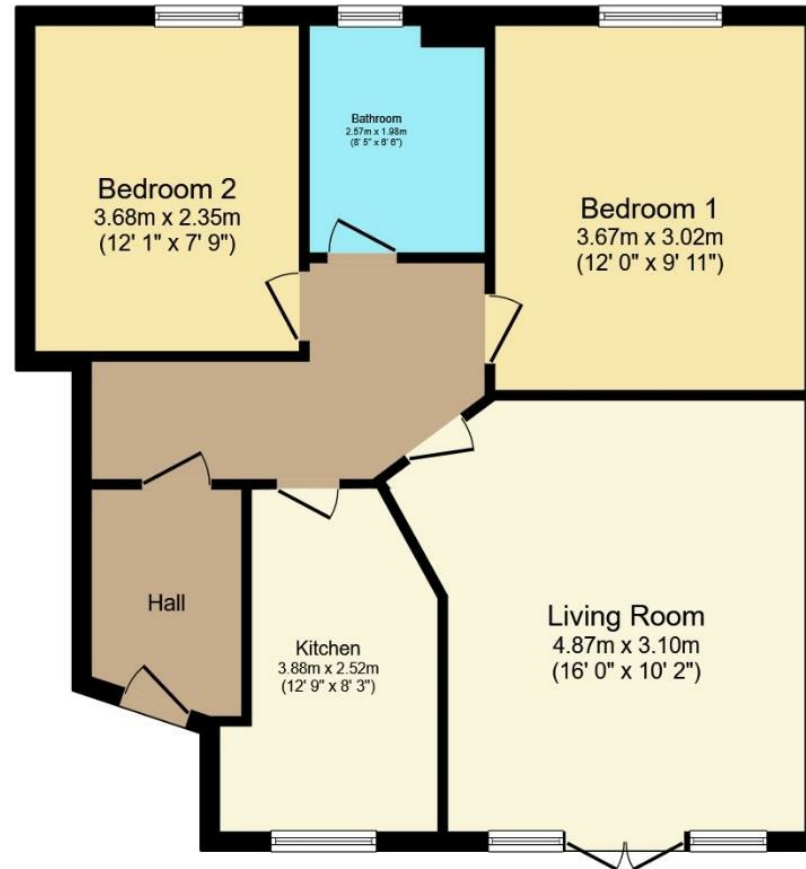
Nestled in the desirable area of Woodseats, Sheffield, this charming ground floor flat on Olivet Road offers a wonderful opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property provides ample space for comfortable living. The flat features a modern bathroom, ensuring convenience for its residents.

One of the standout features of this property is its great location. Woodseats is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, all within easy reach. The flat is also situated in a peaceful neighbourhood, making it an ideal retreat from the hustle and bustle of city life.

Additionally, the property benefits from a communal garden, perfect for enjoying the outdoors, as well as designated parking, which is a valuable asset in this area. With no onward chain, this flat is ready for you to move in without delay.

In summary, this two-bedroom ground floor flat on Olivet Road is a fantastic opportunity to secure a home in a sought-after location, combining comfort, convenience, and community spirit. Don't miss your chance to make this lovely flat your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Total floor area 73.2 sq.m. (788 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 200 years from April 2003 at a ground rent of £** 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.

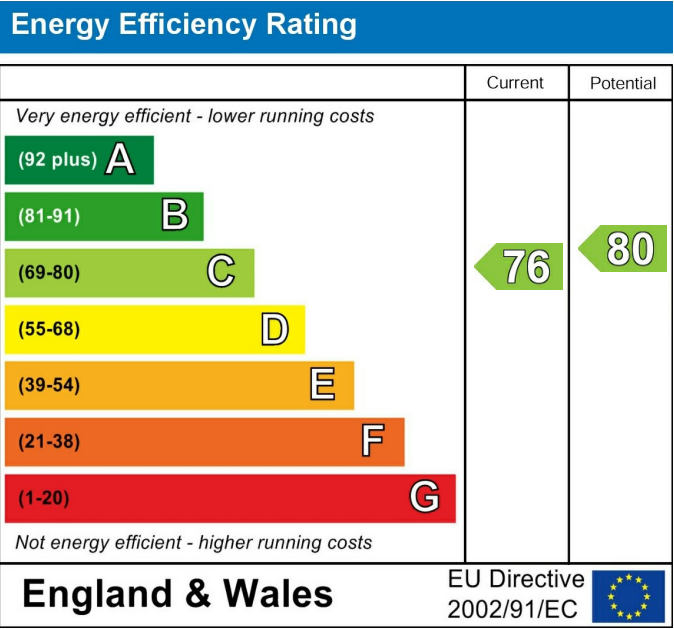
MORTGAGE FACILITIES

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

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.









