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89 Maltravers Terrace, Sheffield, S2 5FN

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## £140,000

Nestled in the charming Maltravers Terrace in Sheffield, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish home in a vibrant area.

As you step inside, you will be greeted by a contemporary interior that has been thoughtfully designed throughout. The open-plan layout maximises space and light, creating a warm and inviting atmosphere. The modern kitchen is equipped with all the necessary amenities, making it a joy to prepare meals and entertain guests.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the off-road parking provides a valuable asset in this bustling area, allowing for easy access and peace of mind.

Maltravers Terrace is situated in a desirable location, with local amenities, parks, and excellent transport links nearby. This home presents an excellent opportunity for those looking to settle in a thriving community while enjoying the comforts of modern living. Do not miss the chance to make this charming house your new home.

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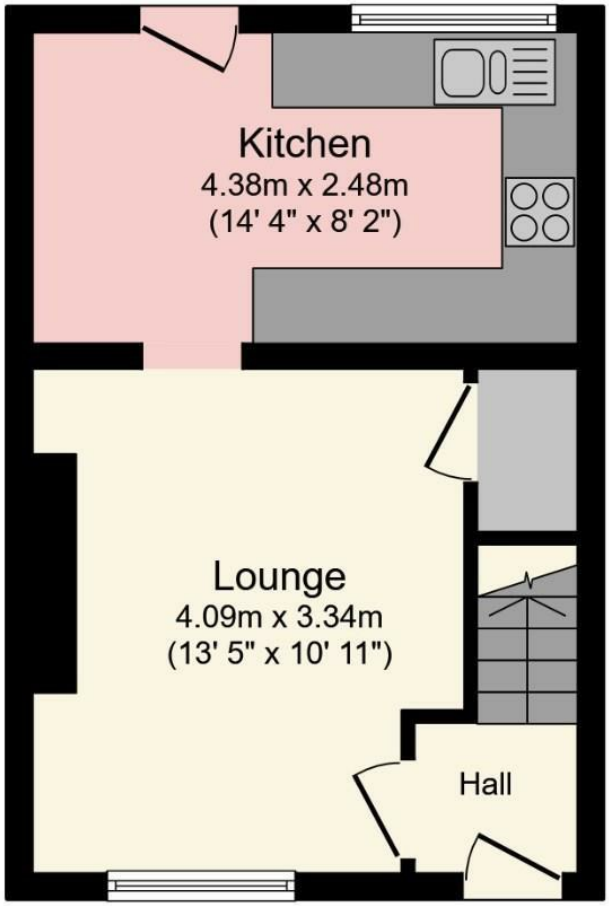
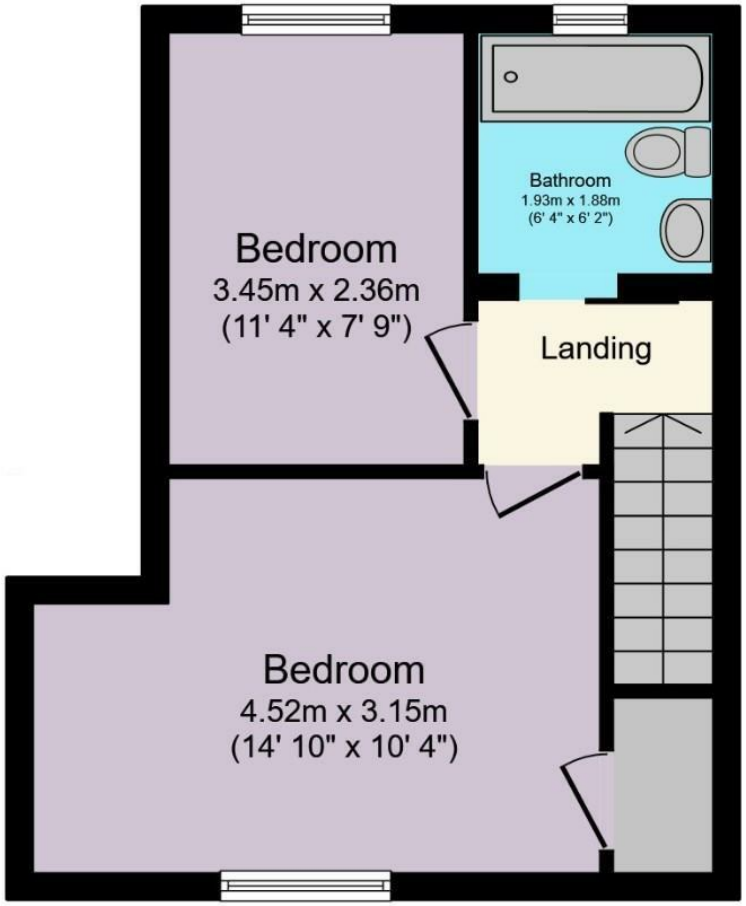


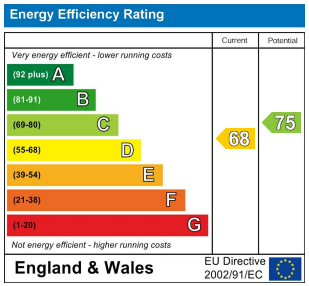

Ground Floor

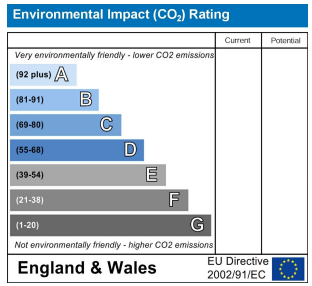



First Floor

Total floor area: 60.5 sq.m. (651 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**
GENERAL REMARKS

TENURE
This property is Freehold.

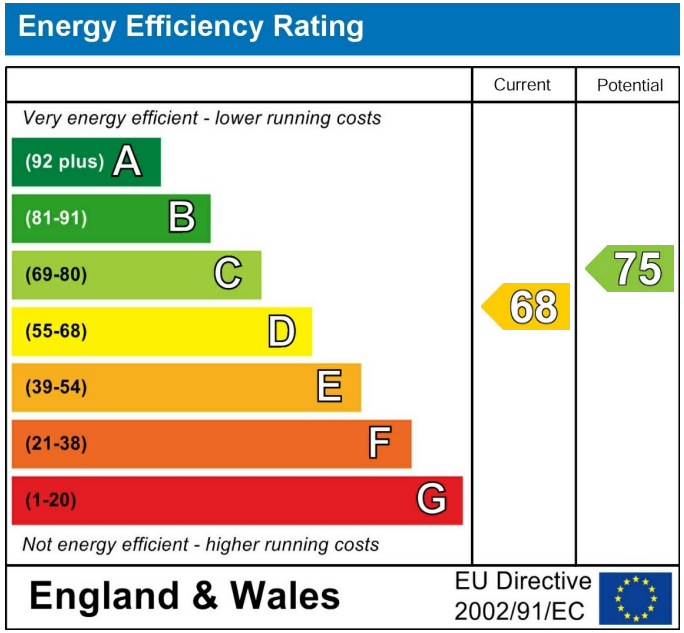
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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**
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. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT 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 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.

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