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FOR SALE
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5 Welwyn Road, Sheffield, S12 2JF

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£210,000

Situated on the popular Welwyn Road in Sheffield, this attractive three-bedroom semi-detached home offers spacious, well-presented accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The property features two generous reception rooms, providing flexible living and entertaining space, alongside a spacious through kitchen diner that forms the heart of the home—perfect for family meals, social gatherings, and everyday living.

Tastefully decorated in neutral tones throughout, the interior offers a bright, welcoming atmosphere and a blank canvas for new owners to make their own. An occasional attic room provides valuable additional space, ideal for storage, a home office, or a hobby room, subject to individual requirements.

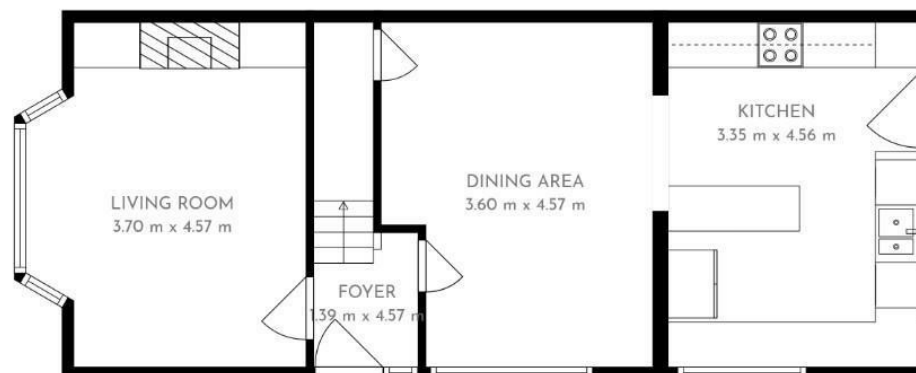
Outside, the property benefits from a beautifully maintained rear garden, offering a private setting for relaxing, entertaining, or enjoying outdoor family time. To the front, off-road parking for two vehicles adds further convenience.

Combining generous living space, practical features, and a desirable location, this charming semi-detached home presents an excellent opportunity for buyers seeking a property that is ready to move into while offering scope to personalise. Early viewing is highly recommended.

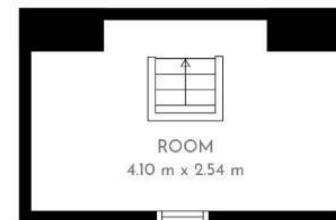
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1st floor



Ground floor

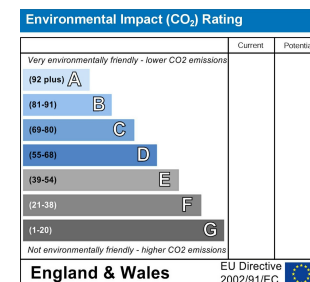
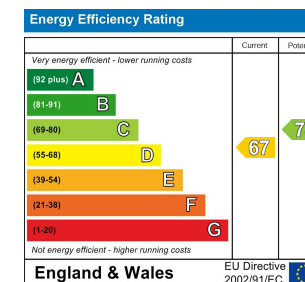


2nd floor

TOTAL: 93 m2

Ground floor: 53 m2, 1st floor: 37 m2, 2nd floor: 3 m2
EXCLUDED AREAS: LOW CEILING: 8 m2, WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 1902 at a ground rent of £4.50 per annum.

RATING ASSESSMENT

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

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.

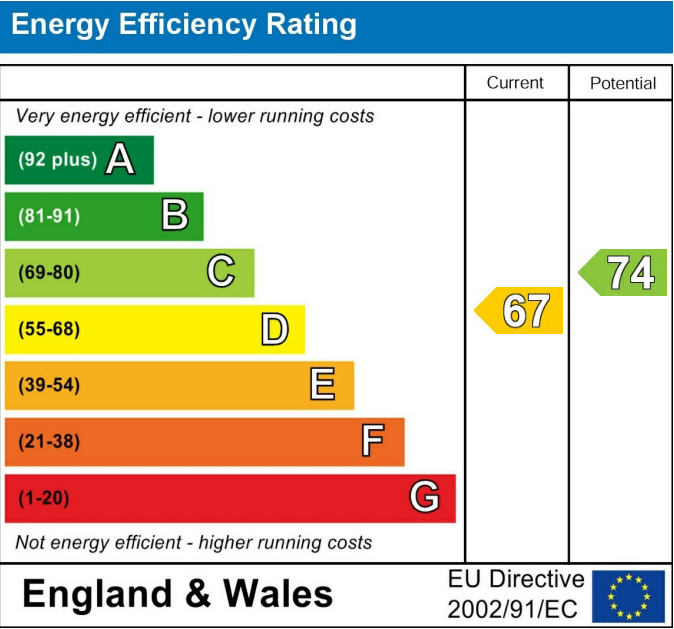
MORTGAGE FACILITIES

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.





