



**HUNTERS<sup>®</sup>**  
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66 Rushdale Road, Meersbrook, Sheffield, S8 9QB

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Asking Price £250,000

Nestled in the charming area of Meersbrook, Sheffield, this delightful mid-terrace house on Rushdale Road offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The interior is neutrally decorated, providing a blank canvas for you to add your personal touch.

The heart of the home is the spacious kitchen diner, which is perfect for both everyday living and entertaining guests. This inviting space allows for a seamless flow between cooking and dining, making it a wonderful area for family gatherings or dinner parties.

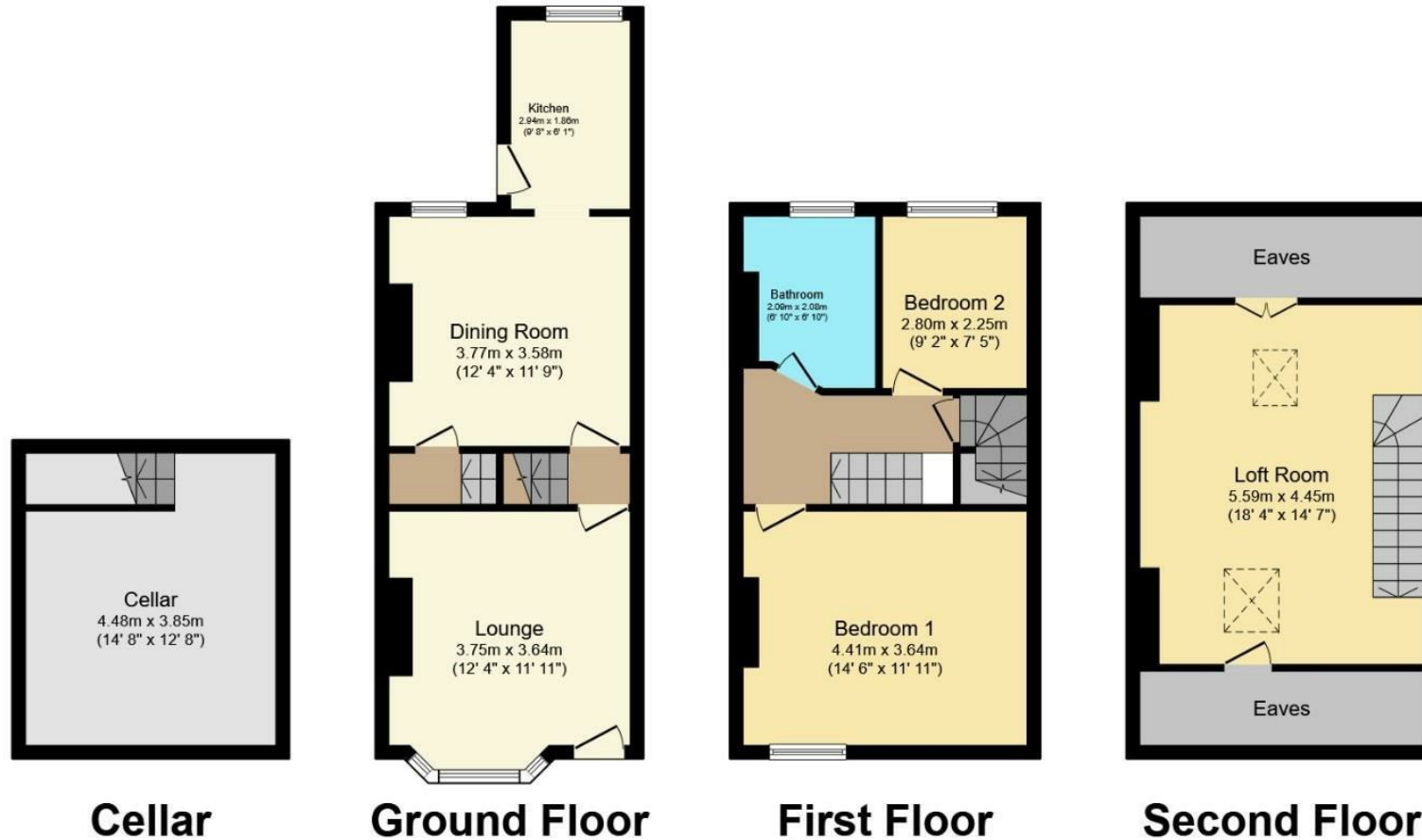
Step outside to discover a lovely rear garden, an excellent spot for enjoying the fresh air or hosting summer barbecues. The outdoor space is perfect for children to play or for gardening enthusiasts to cultivate their green fingers.

Located in the sought-after S8 postcode, this property benefits from a friendly community atmosphere and is conveniently close to local amenities, parks, and schools. With excellent transport links, you can easily access the vibrant city centre of Sheffield and beyond.

This charming home on Rushdale Road is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss your chance to make this lovely house your new home.

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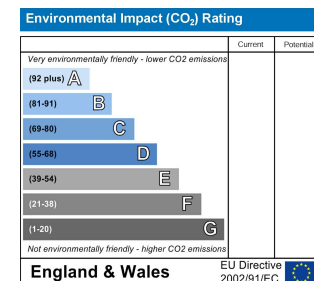
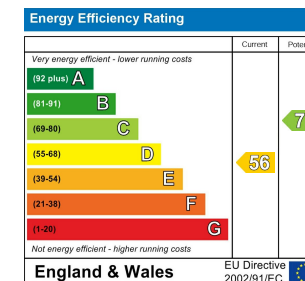




Total floor area 127.3 sq.m. (1,370 sq.ft.) approx

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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**General Remarks**  
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**TENURE**  
This property is long Leasehold with a term of 800 years from 1984 at a ground rent of £2.32 per annum.

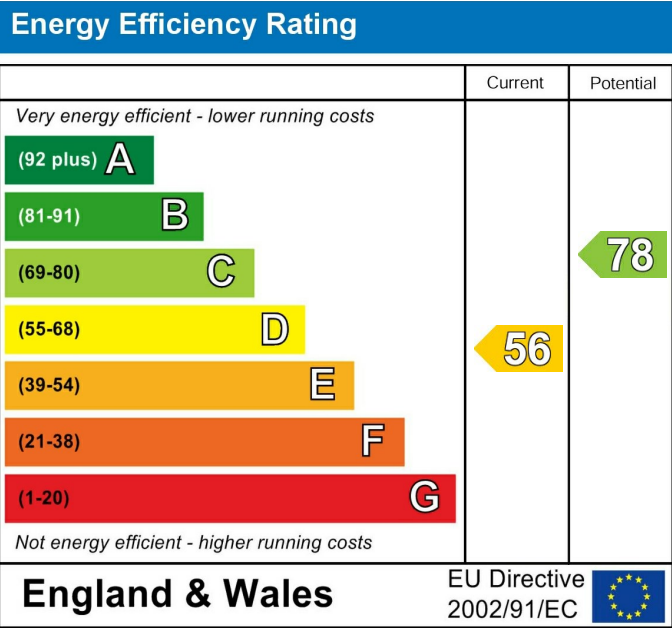
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.



