



HUNTERS[®]
HERE TO GET *you* THERE

4 Welby Place, Meersbrook, Sheffield, S8 9DA

4 Welby Place, Meersbrook, Sheffield, S8 9DA

Asking Price £230,000

A Three bedroom, two bathroom end terrace house with level no through access garden. This well presented property is available with no onward chain and briefly comprises; front living room with chimney breast, inner lobby with stairs to the first floor and a dining kitchen with newly fitted wall and base units. There is access to a cellar in the basement from the kitchen. A rear entrance lobby provides useful storage and access to the shower room.

To the first floor is the landing, two bedrooms and family bathroom with a further bedroom being to the second floor.

Externally the property is set back from the road and has a small fore-garden. A passageway leads down past no.6 to the rear to access the level no through access garden of no.4, and also close to Meersbrook Park.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 29 September 1896 at a Peppercorn ground rent.

RATING ASSESSMENT

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

VACANT POSSESSION

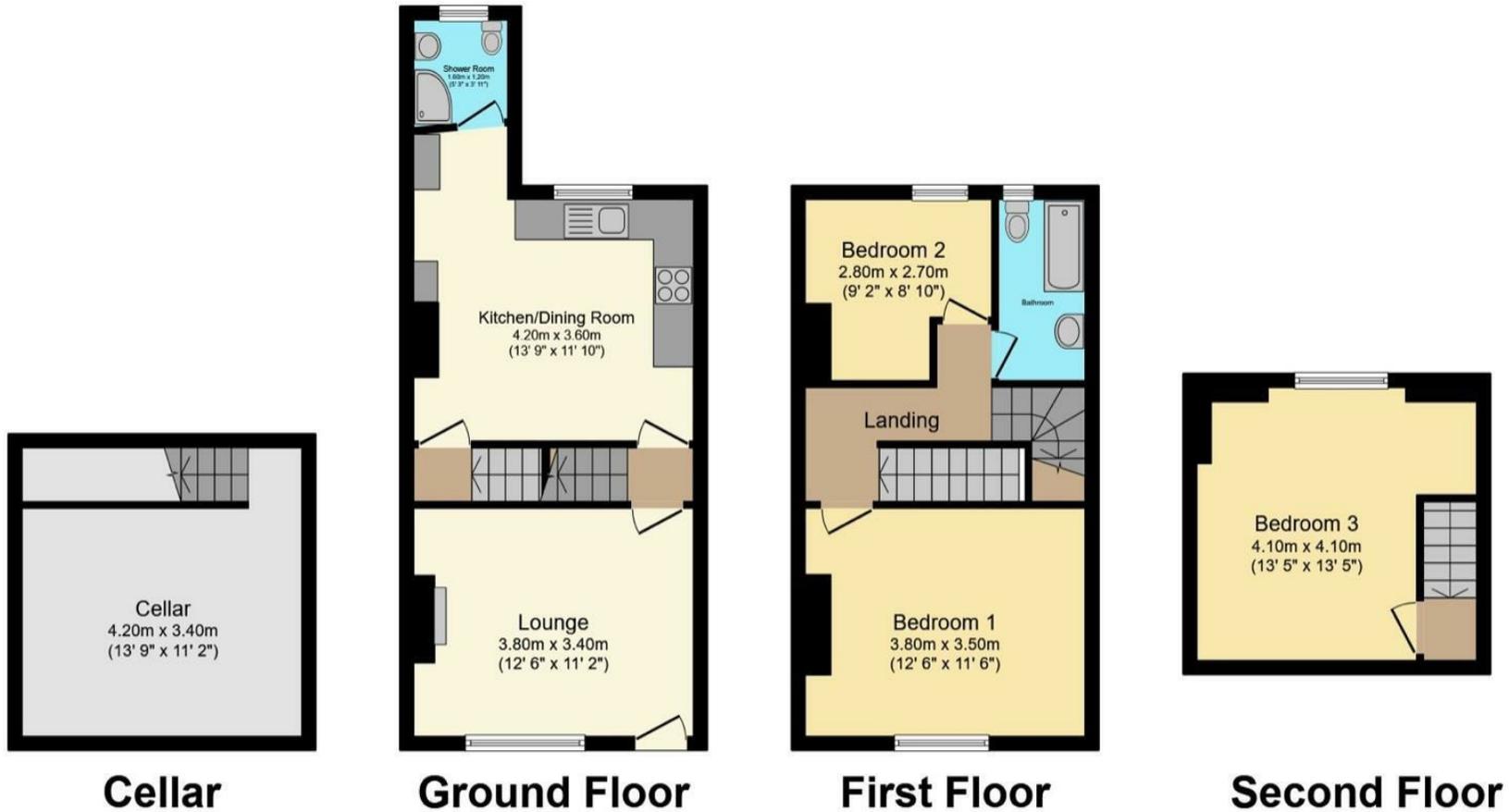
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

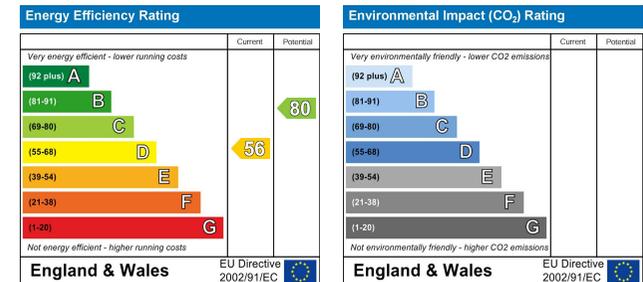
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area 106.1 m² (1,142 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).
 Powered by www.focalagent.com



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









