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24 Rosamond Avenue, Sheffield, S17 4LT

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## Asking Price £325,000

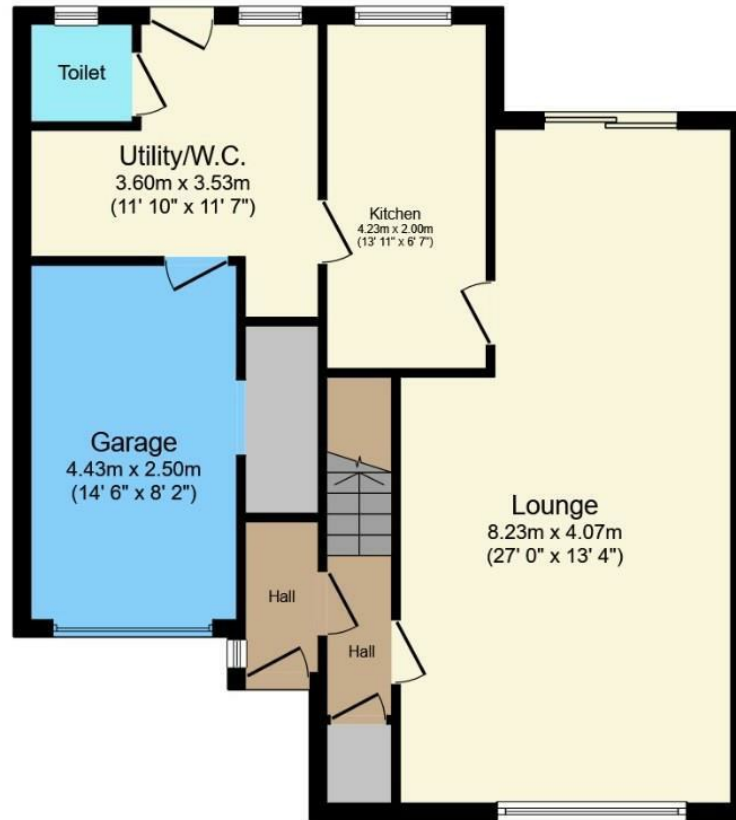
Nestled in the desirable area of Bradway, Sheffield, this charming three-bedroom semi-detached house on Rosamond Avenue presents an excellent opportunity for families and individuals alike. The property boasts a spacious open-plan lounge and dining area, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a home office. The bathroom is conveniently located, ensuring practicality for everyday living. The house offers significant potential for improvement, allowing you to personalise the space to suit your tastes and lifestyle.

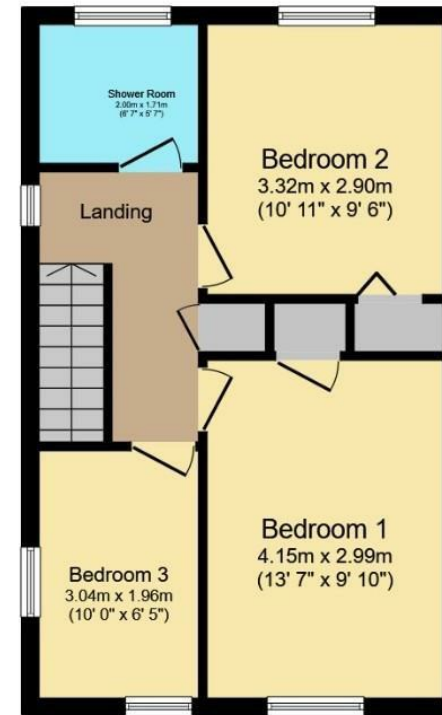
Outside, the property features a driveway leading to a garage, providing secure parking and additional storage options. The location is truly fantastic, with easy access to local amenities, schools, and parks, making it an ideal choice for those who value community and convenience.

This property is a wonderful canvas for anyone looking to create their dream home in a sought-after neighbourhood. Don't miss the chance to explore the possibilities that await you in this lovely house on Rosamond Avenue.

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



**Ground Floor**

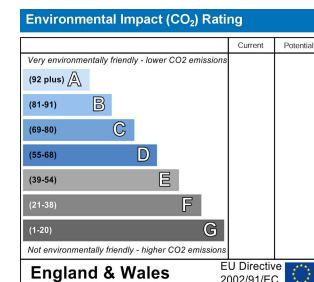
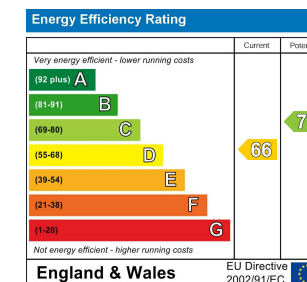


**First Floor**

Total floor area 111.8 sq.m. (1,203 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 25 December 1963 at a ground rent of £\*\* per annum.

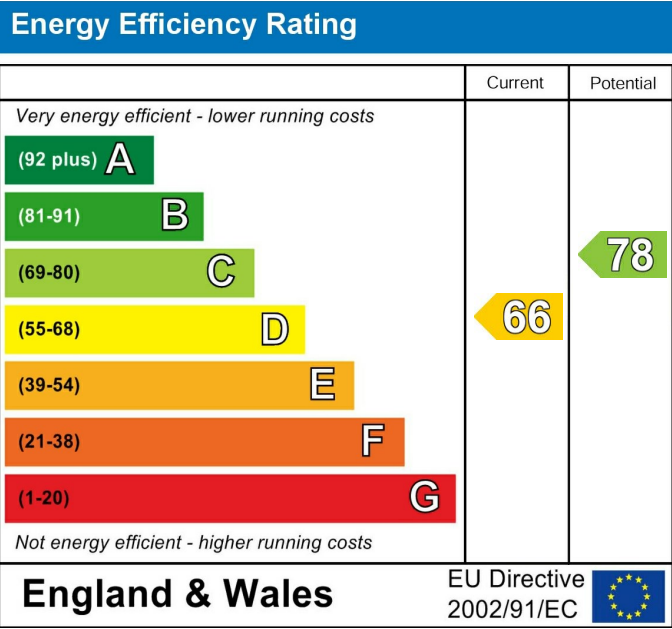
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

**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.





