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HERE TO GET you THERE
50 Molineaux Road, Sheffield, S5 0JY

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Asking Price £95,000

PUBLIC NOTICE – The vendor has been in receipt of an offer of £91,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Hunters Hillsborough are delighted to present a three bedroomed mid-terrace house presenting an exciting opportunity for first-time buyers or investors seeking a project. The property, while requiring a scheme of modernisation, boasts bright and spacious accommodation that is sure to appeal to those with a vision for transformation.

Upon entering the entrance hallway gives access to a large lounge that offers ample space for relaxation and entertaining. Adjacent to this, a conservatory provides a delightful area to enjoy the garden views, while the separate kitchen is ready for your personal touch. The convenience of a downstairs W/C adds to the practicality of the layout.

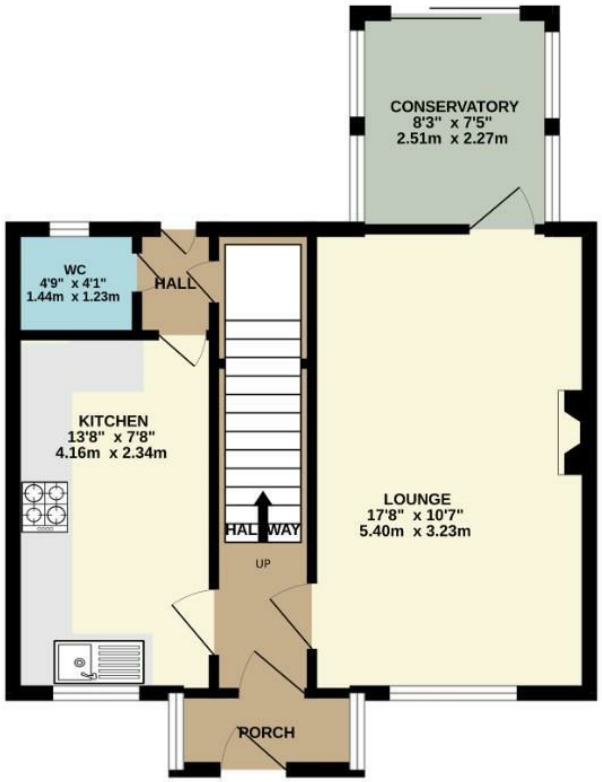
The first floor features a generously sized master bedroom, complemented by a further double bedroom and a single room, making it ideal for families or those needing extra space. The shower room, though in need of updating, offers potential for a modern finish.

Outside, the property benefits from a driveway, ensuring off-road parking, and a private garden that invites outdoor enjoyment. The nearby green spaces, including Concord Park and Longley Park, enhance the appeal of this location, offering opportunities for leisurely walks, play areas, and various sports facilities.

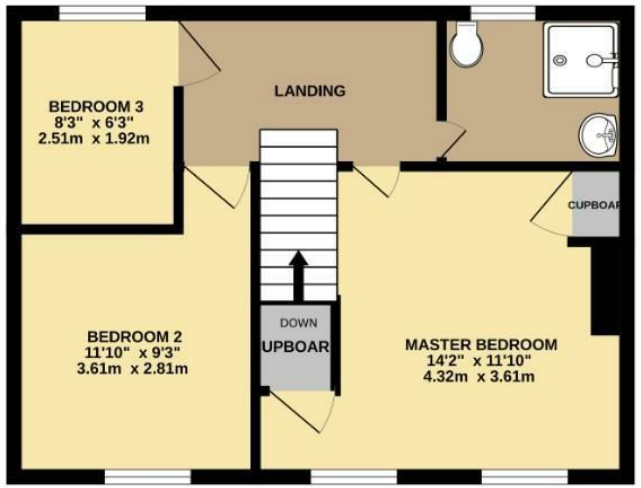
This property is a blank canvas, ready for someone to make it their own. With its spacious layout and potential for modernisation, it is an excellent choice for those looking to invest in a home that they can truly personalise. Don’t miss the chance to explore the possibilities this property has to offer.

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GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.

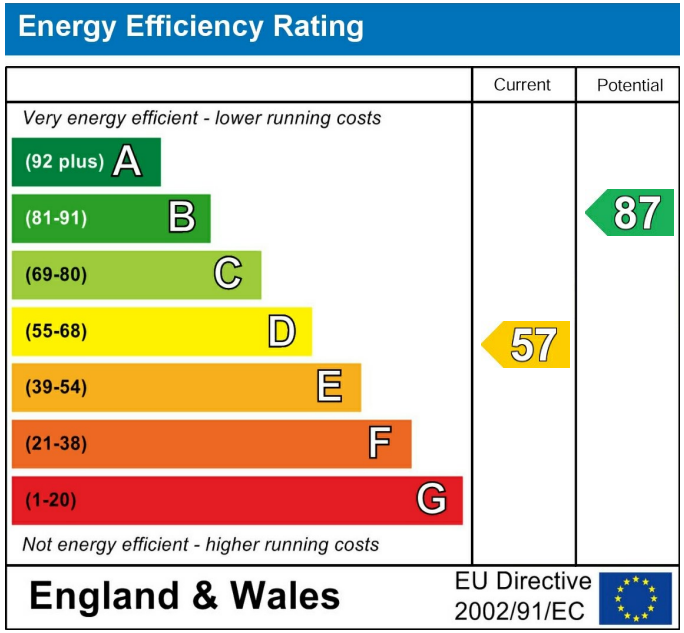


TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 requirement

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.





























