



**HUNTERS®**  
HERE TO GET *you* THERE

20 Falstaff Road, Parson Cross, Sheffield, S5 8DF

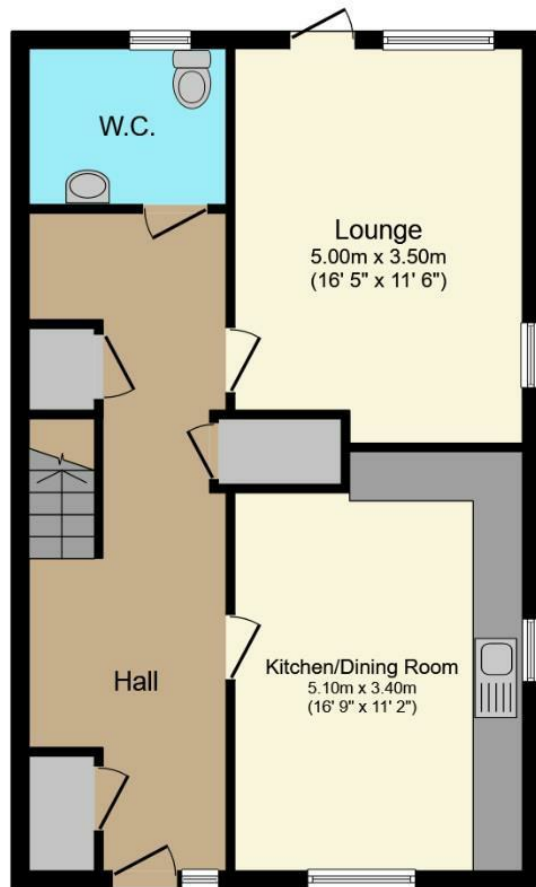
20 Falstaff Road, Parson Cross, Sheffield, S5 8DF

Asking Price £220,000

Hunters Hillsborough present a deceptively spacious three bedroomed end terraced home ideal for first time buyers or investors, situated on a popular estate in Parson Cross. Offering supersized rooms, a double driveway with a car port and an enclosed rear garden, viewing is highly recommended. Entry via the front door into the spacious entrance hallway with stairs leading to the first floor and access to downstairs rooms. Bright and spacious lounge with neutral decor and patio doors providing access out to the rear garden. Door through to the kitchen diner with a good range of wall and base units with accompanying work surfaces, plenty of space for a family dining table. Integrated appliances include a gas hob with electric oven and extractor fan, built-in dishwasher, integrated fridge-freezer, space and plumbing for washing machine with lino flooring. Two large understairs storage cupboards from the entrance hallway and a downstairs WC with pedestal sink and WC. Upstairs the envious master bedroom occupies the front of the property and features a built-in wardrobe with sliding doors. Further double bedroom overlooking the back garden with a third single bedroom alongside. Family bathroom fitted with a white three-piece suite comprising bath with electric shower, W/C and sink basin. The landing has access to two large cupboards meaning storage space will never be an issue. Outside the front garden is a low maintenance lawn, with a berry tree and access down the side of the house benefitting a double drive, car port and access to the rear via a gate. Fully enclosed rear garden which has been recently re seeded and levelled with fencing to both sides and a patio seating area. There is also a shed currently used for storage. The garden is a great family space, ideal for summer BBQs and entertaining.

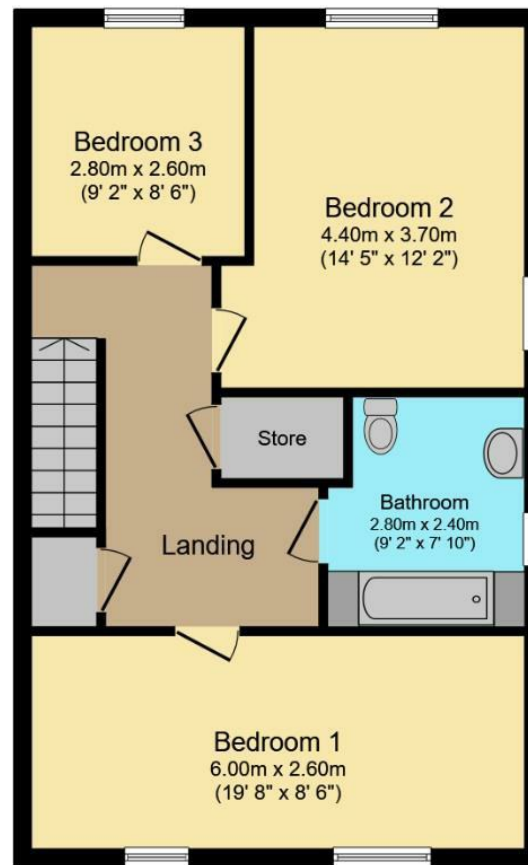
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com





**Ground Floor**

Floor area 60.0 sq.m. (646 sq.ft.)



**First Floor**

Floor area 60.0 sq.m. (646 sq.ft.)

**Total floor area: 120.0 sq.m. (1,292 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**Local Area**

Situated within easy access to local schools, shops and supermarkets. Regular public transport links give access to the city, motorway networks and within close proximity to the Northern General Hospital.

**General Remarks**

**TENURE**

This property is Leasehold with 236 years remaining at a cost of £175.00 per annum . Service charges £120.00 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**

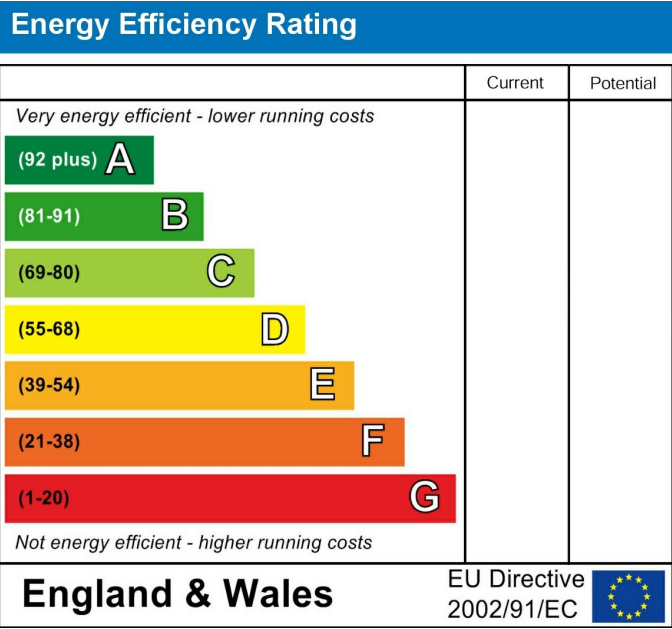
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

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

**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. 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.











