



**HUNTERS**<sup>®</sup>

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1 Old School Drive, Parson Cross, Sheffield, S5

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Asking Price £155,000

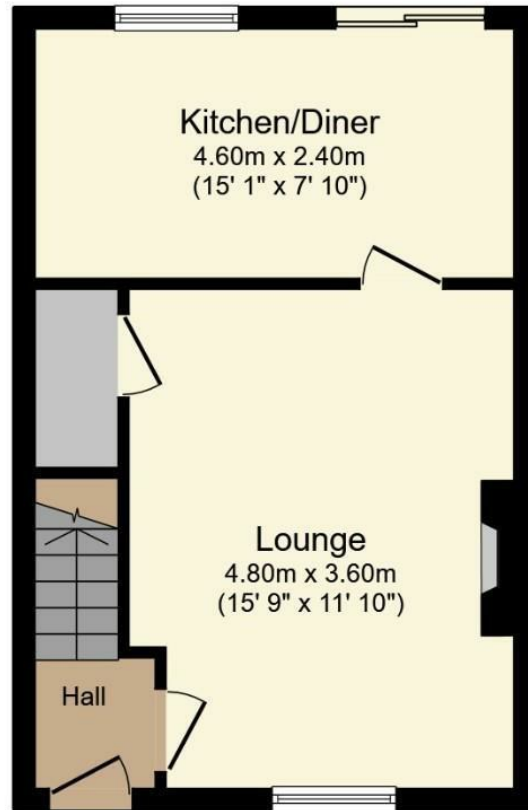
Hunters Hillsborough are delighted to present a charming end terrace house on Old School Drive nestled in the desirable area of Parson Cross, presenting an excellent opportunity for first-time buyers or the growing family. With three well-proportioned bedrooms and a family bathroom, this property is both bright and spacious, making it an ideal family home.

Upon entering, you are welcomed into a neutrally decorated lounge that flows seamlessly into the kitchen diner, which serves as the heart of the home. The fully fitted kitchen boasts modern integrated appliances, including a tall fridge, a tall freezer, a dishwasher, a washer dryer, and an eye-level electric oven and microwave, ensuring that cooking and entertaining are a delight. The dining area features patio doors that open up to a stunning outdoor space perfect for entertaining, complete with raised decking, patio areas, a lush lawn, and even a shed/playhouse included in the sale.

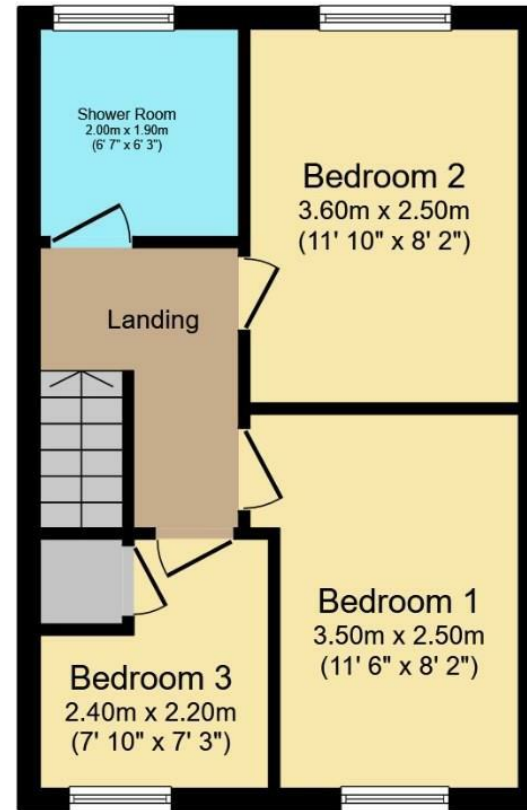
The property also benefits from parking for up to three vehicles, a rare find in this location. The two double bedrooms provide ample space for relaxation, while the third room can serve as a good-sized single bedroom, nursery, or a home office, catering to the needs of modern professionals.

Conveniently located, this home offers excellent transport links to the Northern General Hospital and is within close proximity to local schools, making it a practical choice for families. This delightful property combines comfort, style, and functionality, making it a must-see for anyone looking to settle in this vibrant community.

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**Ground Floor**



**First Floor**

Total floor area 67.2 sq.m. (723 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

The 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.

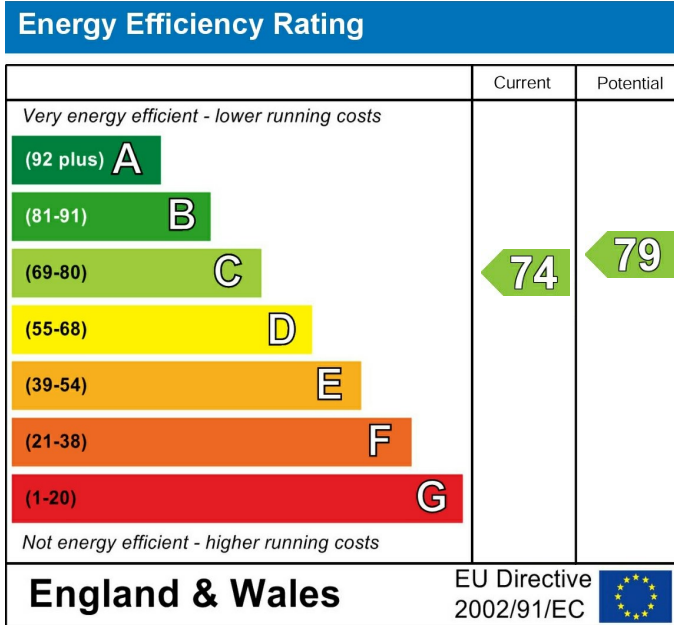
### VACANT POSSESSION

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 requirements.

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.









