

HUNTERS®
0114 242 4260
SALE
VIEWING

HUNTERS®
HERE TO GET *you* THERE

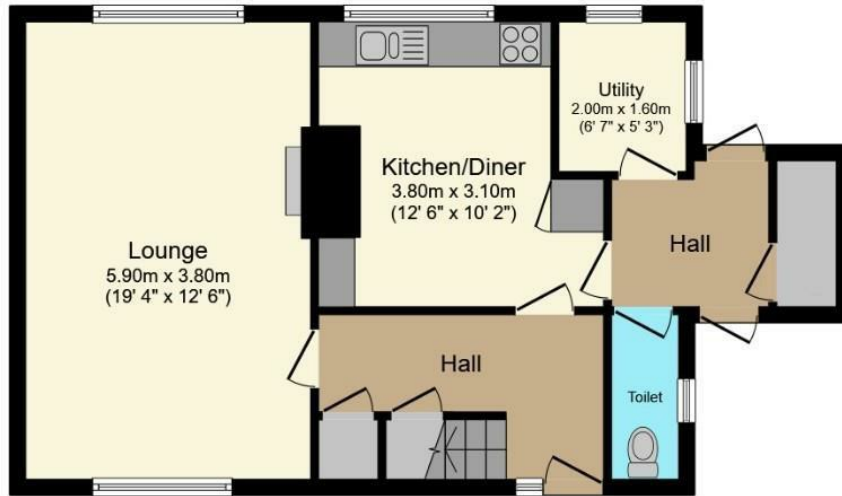
161 Yew Lane, Sheffield, S5 9AP

161 Yew Lane, Sheffield, S5 9AP

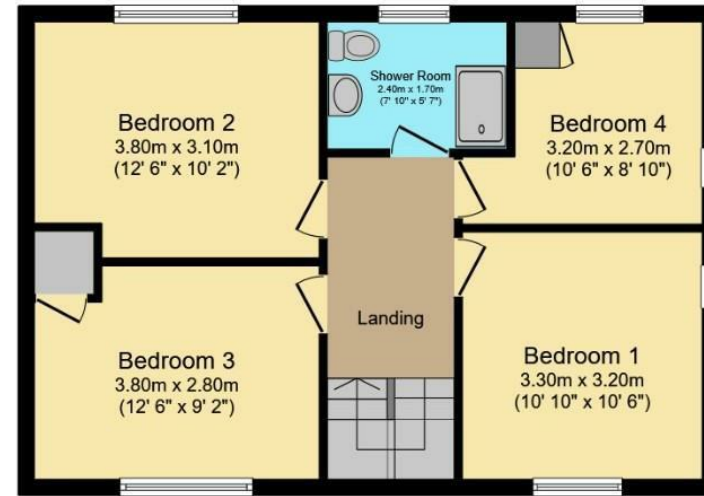
Asking Price £220,000

Hunters Hillsborough are delighted to present a four bedroomed semi detached home boasting spacious rooms along with a driveway and an enviable private rear garden. Situated on the edge of Ecclesfield and Parson Cross, the property occupies a private slip road, set back from the road with views out over green spaces. Entry via the front door into the entrance hallway, stairs rise and there are two handy under the stairs storage cupboards. Superb lounge with dual aspect windows, ample space for furniture and focal point feature fire surround with a free standing gas fire. Breakfast kitchen with a good range of wall and base units and space for freestanding appliances. Room for a family dining table and access to the rear porch. Utility room and downstairs W/C off the porch along with a large storage cupboard for gardening tools, access out to the front and rear of the property. Upstairs are three bright and spacious double bedrooms and one single, along with a shower room having floor to ceiling tiles, walk-in shower cubicle, W/C and sink basin. Outside the property has a low maintenance front lawn and a driveway. The rear garden offers a sun soaked patio area with a brick built out building. Steps and a gate lead up to a superb lawn with privacy fencing.

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



Ground Floor
Floor area 57.4 sq.m. (617 sq.ft.)



First Floor
Floor area 54.3 sq.m. (584 sq.ft.)

Total floor area: 111.6 sq.m. (1,202 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

Local Area

The property is within easy reach of Ecclesfield village, offering convenient access to shops and amenities along with access to the M1 motorway network. The Asda supermarket and further amenities can be found in Parson Cross along with a local shop within walking distance.

General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

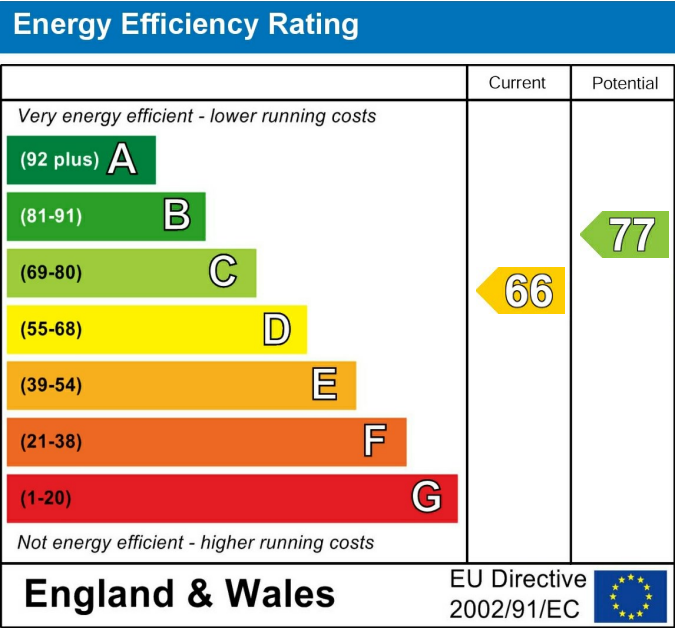
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 requirements.



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.









