



HUNTERS[®]

HERE TO GET *you* THERE

249 The Wheel, Ecclesfield, Sheffield, S35 9ZA

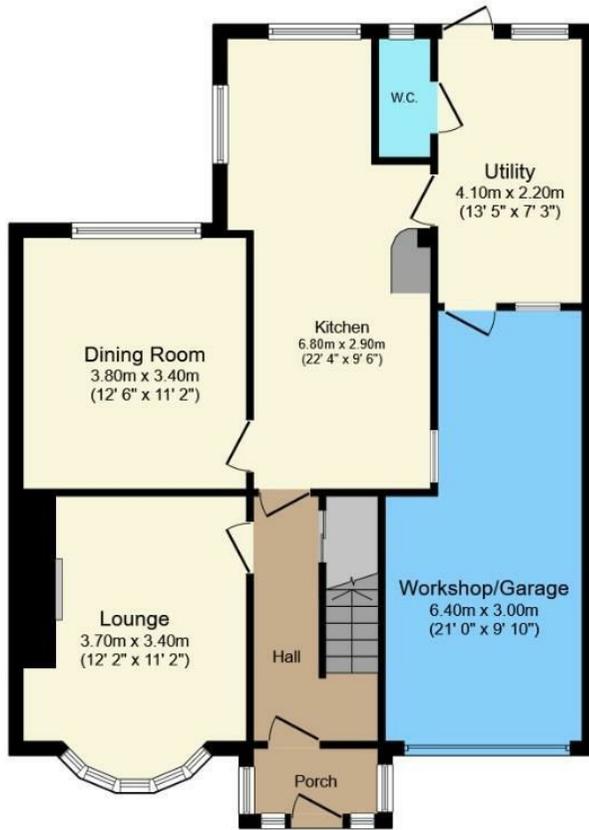
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Guide Price £325,000 - £335,000

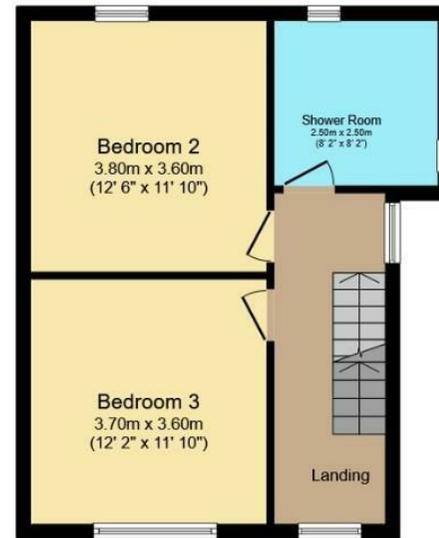
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Hunters Hillsborough present a rare opportunity to purchase a substantial three double bedroomed detached home with an envious rear garden situated on a highly sought after road in Ecclesfield. Enjoying countryside views and boasting off road parking for two cars along with a carport and an inspection pit, viewing is highly recommended. Entry via the front porch with Parquet flooring, leading into the welcoming entrance hallway. Relaxing lounge with a bay window and a brick feature wall with a real flame gas fire. Various items of furniture throughout the property are available to purchase subject to further negotiations. Through to the separate diner, a superb space with almost floor to ceiling windows offering views over the rear garden. The kitchen has been extended with a range of wall and base units, granite work surfaces and integrated electric eye level double ovens and 4 ring gas hob. Access to the utility room with space for a free standing fridge freezer, dryer and plumbing for a washing machine. Downstairs W/C and access to the car port having an inspection pit and an electric garage door. Rear door out to the garden. The first floor has two double bedrooms, both with outstanding views either over the valley or the rear garden. Shower room with floor to ceiling tiles and a large walk in shower, W/C and sink basin. A window seat is perfectly placed to relax and enjoy the views, and stairs rise to the attic bedroom with a dormer window and eaves storage space along with a tall cupboard offering hanging space. Simply stunning outside space to the rear, the garden features a selection of raised beds currently sown with wild flowers. There's a large greenhouse with its own grapevine and a selection of planted gooseberry, raspberry and six blueberry bushes along with many more garden delights. To the rear is a hidden nature pond and a garden shed included in the sale. The property is offered for sale with no onward chain.

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Ground Floor



First Floor



Second Floor

Total floor area 151.5 sq.m. (1,631 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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Local Area

Ecclesfield is a semi rural village with a selection of local shops and easy access to larger supermarkets in the area along with good local schools. Regular transport gives access to Sheffield City Centre and the M1 is just a short away through the village.

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 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.

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.

Energy Efficiency Rating

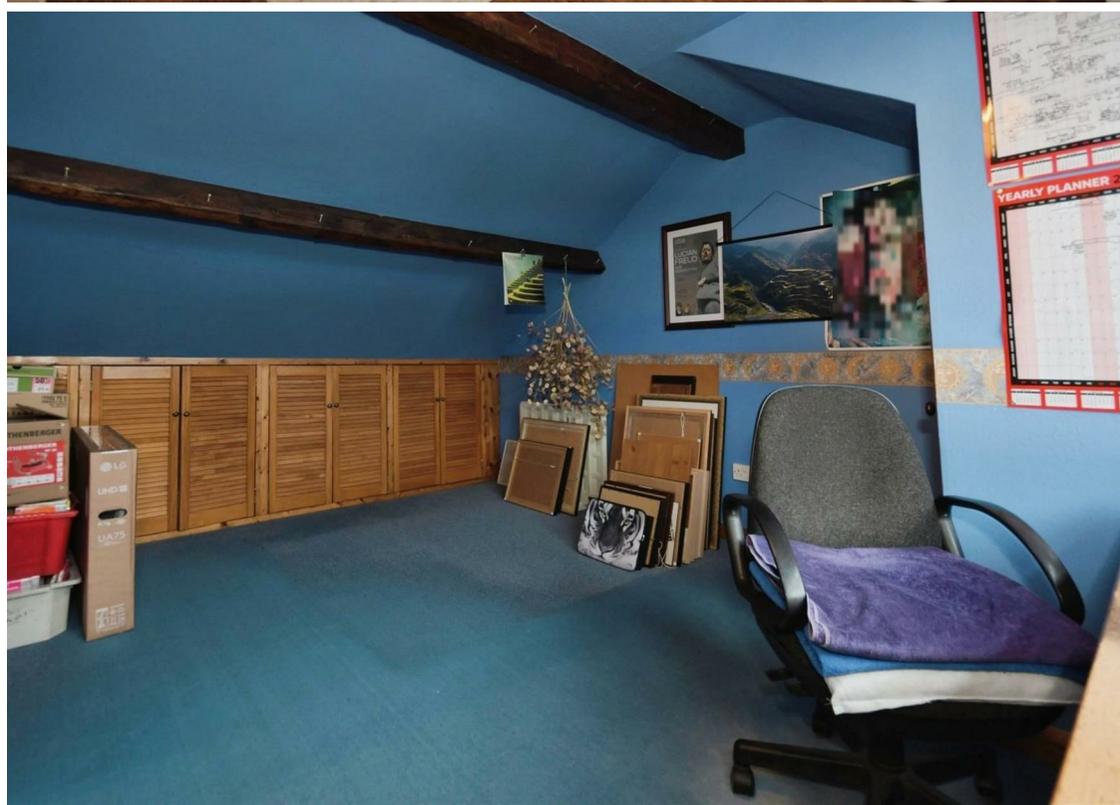
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.











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BLONFIELD