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FOR SALE
BOOK A VIEWING

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92 Birley Rise Road, Sheffield, S6 1HR

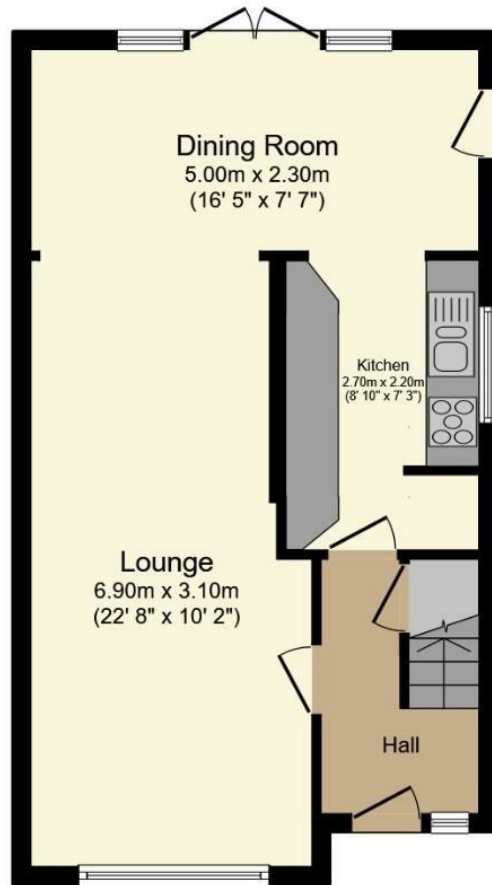


92 Birley Rise Road, Sheffield, S6 1HR

Asking Price £250,000

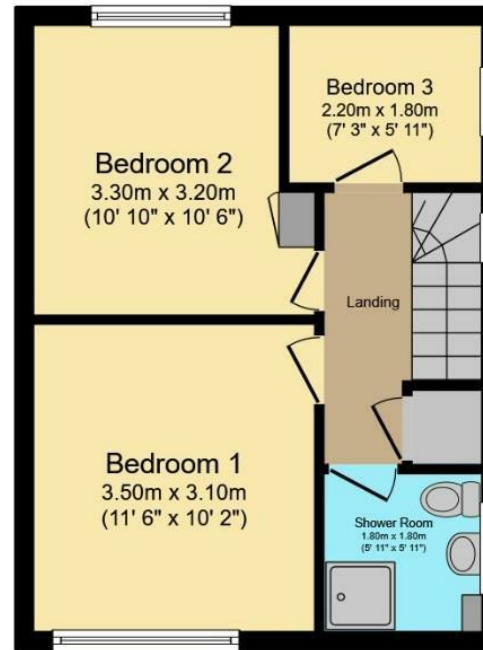
Hunters Hillsborough are delighted to present an outstanding three bedroomed semi detached home situated on a quiet cul-de-sac in the heart of Birley Carr. Offering outstanding rear views, a three car driveway and a garage, viewing is highly recommended to appreciate the accommodation on offer. Entry via the front door into a welcoming entrance hallway with stairs rising to the first floor. Modern laminate flooring runs throughout the ground floor and there is access to the open plan living space. Recently fitted kitchen with a good range of wall and base units finished in white high gloss with accompanying work surfaces, modern sink with a 95 degree cooker tap. Integrated appliances include a double electric oven and 5 ring induction hob along with a built in washing machine. The fridge freezer is in the pantry located under the stairs. Superb open plan lounge diner with an entertainment area and door leading out to the side of the house. Relaxing lounge with plenty of space for furniture and a front facing window. From the diner, patio doors open out to the envious family garden. Upstairs you will find two double bedrooms and a single currently being used as office space. Shower room with walk in shower cubicle, W/C and sink basin. Outside the front of the property has a low maintenance front garden with a decked area and pebbled borders, the driveway leads down to the garage having a mains tap and electrics. The rear garden has a raised decked area with pergola, ideal for garden furniture. Steps lead down to a patio area and a composite decked seating area. Large wooden built summer house with double doors, ideal for relaxing summer evenings or handy to use as a home office.

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Ground Floor

Floor area 46.3 sq.m. (498 sq.ft.)



First Floor

Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 81.5 sq.m. (877 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

Birley Carr has access to a fantastic range of amenities including Sainsburys and the Kilner Way Retail Park. Excellent public transport links and local schools 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 B.

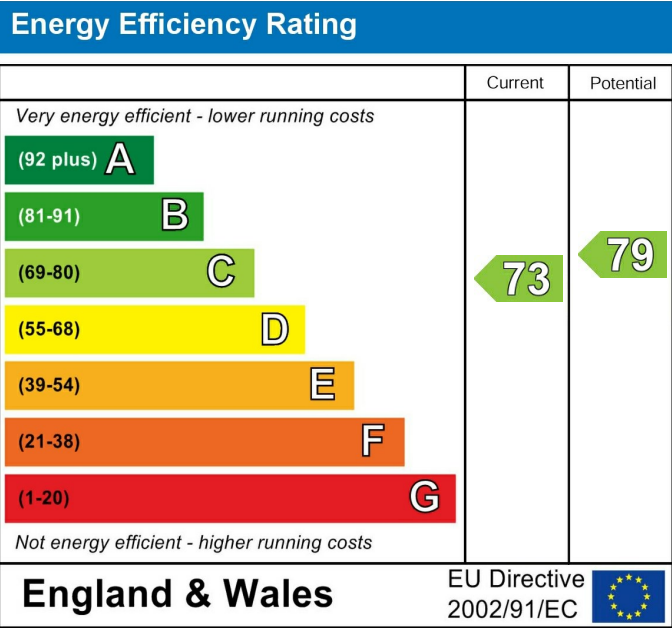
VACANT POSSESSION

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.

