



**HUNTERS®**

HERE TO GET *you* THERE

17 Church Close, Sheffield, S35 0JN

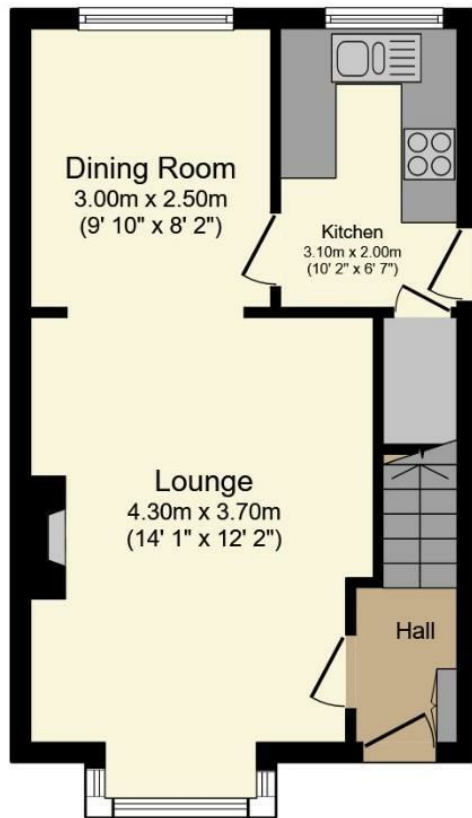
17 Church Close, Sheffield, S35 0JN

Asking Price £325,000

Hunters Hillsborough are delighted to present a three bedroom detached family home with outstanding views of the valley and beyond, situated in the highly popular district of Oughtibridge. Offering a multiple car driveway, a detached garage, and envious rear garden, viewing is highly recommended. Entry via the side door into the kitchen with a good range of wall and base units. Integrated electric oven and hob and space for a freestanding fridge freezer. A pantry under the stairs houses the washing machine and shelving. Door through to a bright and spacious open plan lounge diner. The lounge offers a bay window and tasteful decor with a focal point feature fire surround and an electric fire. The dining room enjoys garden views and has oak flooring with space for a family dining table. Entrance hallway with front door access and storage ideal for coats and boots with stairs rising to the first floor. The master bedroom occupies the front of the property with built-in fitted wardrobes and matching drawers. Further double bedroom to the rear with stunning valley views and a fitted wardrobe. Single bedroom and a shower room with a walk in shower cubicle, sink basin and W/C. Outside the property is set back from the road with a low maintenance lawn having a range of mature shrubs and bushes. Large garage with power and a work bench at the rear. Steps lead down from the driveway to a sun soaked patio area and good size lawn. A selection of trees and shrubs surround the garden along with a fenced and pebbled area at the bottom for relaxing morning coffee or early evening drinks. The property is for sale with no onward chain. This property is being sold by a member of the Hunters Team.

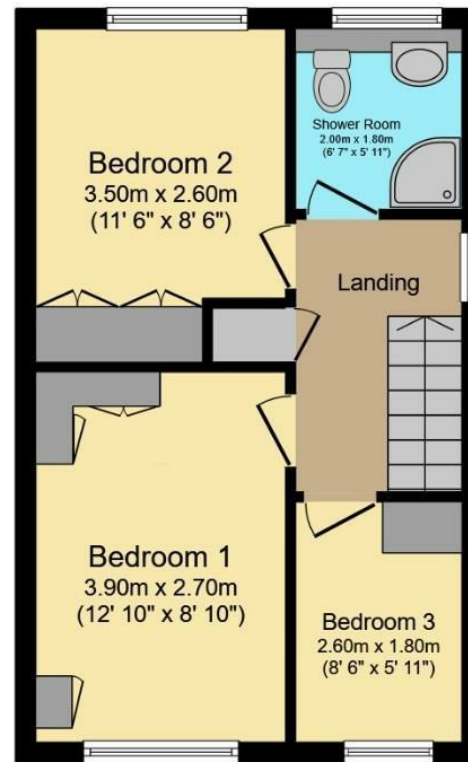
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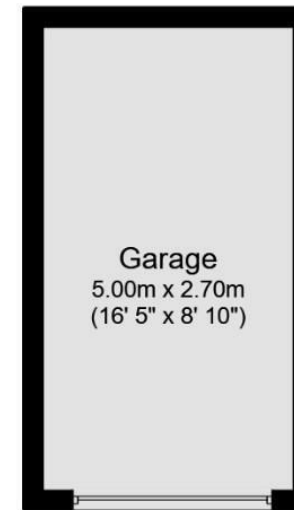
Ground Floor

Floor area 36.4 sq.m. (392 sq.ft.)



First Floor

Floor area 35.4 sq.m. (381 sq.ft.)



Garage

Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 85.3 sq.m. (918 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**

Church Close sits just a short walk away from the entrance to Oughtibridge School. Local shops, pubs and eateries can be found in the village along with superb green spaces at Coronation Park and woodland walks through Beeley Woods.

**GENERAL REMARKS**

**TENURE**

This property is Leasehold with 258 remaining, cost per annum TBC

**RATING ASSESSMENT**

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

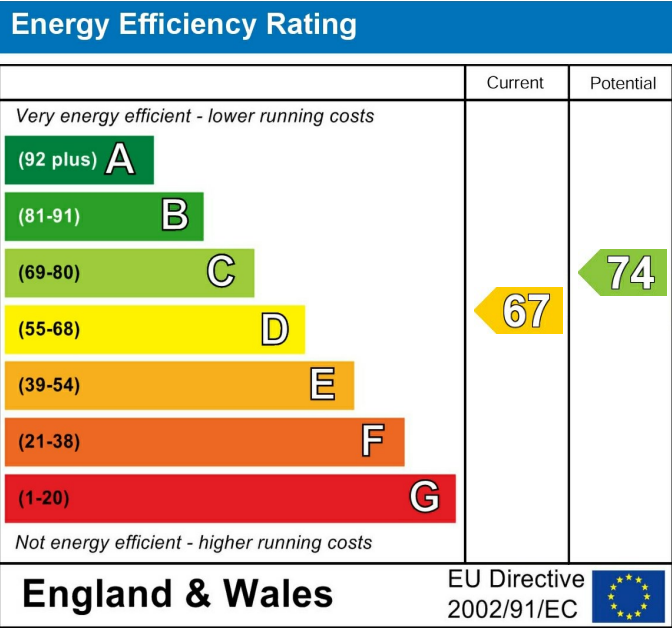
**VACANT POSSESSION**

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.



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.









