



HUNTERS[®]
HERE TO GET *you* THERE

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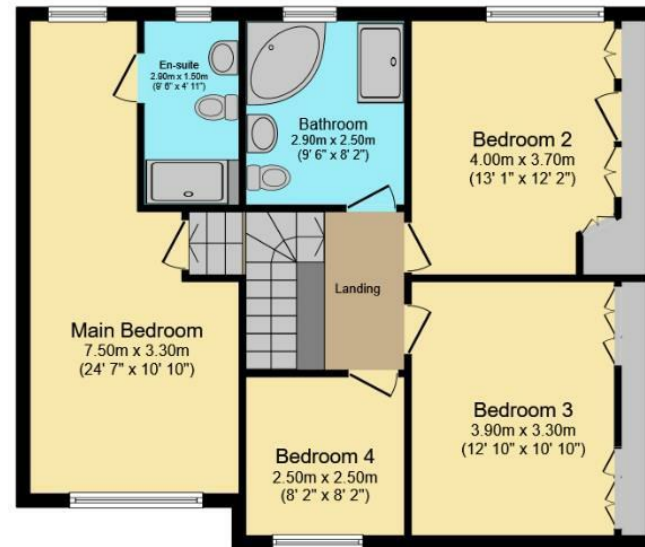
Asking Price £400,000

Hunters Hillsborough are delighted to present an extended four bedroomed semi detached home set back from the road in the popular district of Grenoside. Offering versatile accommodation with the possibility of a 5th bedroom/guest bedroom on the ground floor, viewing is highly recommended. Entry to the property via the large sweeping driveway with a turning point for easy access. Front porch with double doors, an ideal space for coats and boots providing access to the superb entrance hallway with a ceramic tiled floor leading through to the extension. Open plan lounge diner with a large bay window and striking focal point feature fire surround with a gas fire. The dining area has space for a large family table and leads into a delightful sun room/garden room with underfloor heating, velux and patio doors out to the garden. Fully fitted extended kitchen, bright and spacious with a Velux window. Good range of wall and base units and integrated appliances along with a free standing Rangemaster cooker. Downstairs wet room ideal for wheelchair access and a versatile room in the rear extension that has plumbing for a washing machine and access to the rear garden. This room has previously been used as a guest bedroom and an office. Upstairs the master bedroom has an en suite shower room and two further double bedrooms with built-in wardrobe space. Further larger than average single bedroom and the family bathroom with a separate bath and walk in shower cubicle, W/C and sink basin. Outside to the front of the property are a range of mature shrubs and plants bordering the multiple car driveway along with access to the garage with power and central heating. To the rear the full enclosed garden enjoys a sun soaked patio and a raised lawn with an apple tree, ideal for any growing family

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Ground Floor
Floor area 108.4 sq.m. (1,166 sq.ft.)



First Floor
Floor area 76.3 sq.m. (821 sq.ft.)

Total floor area: 184.6 sq.m. (1,987 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 sought after district of Grenoside is an ideal location for commuters with easy access to the motorway network and regular public transport links. The village offers local shops, pubs, parks and schools with Grenowoods a favourite for walkers and family days out.

General Remarks

TENURE

This property is Leasehold with 103 years remaining, there are no annual payments as the owner of the property automatically becomes the Freeholder.

RATING ASSESSMENT

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

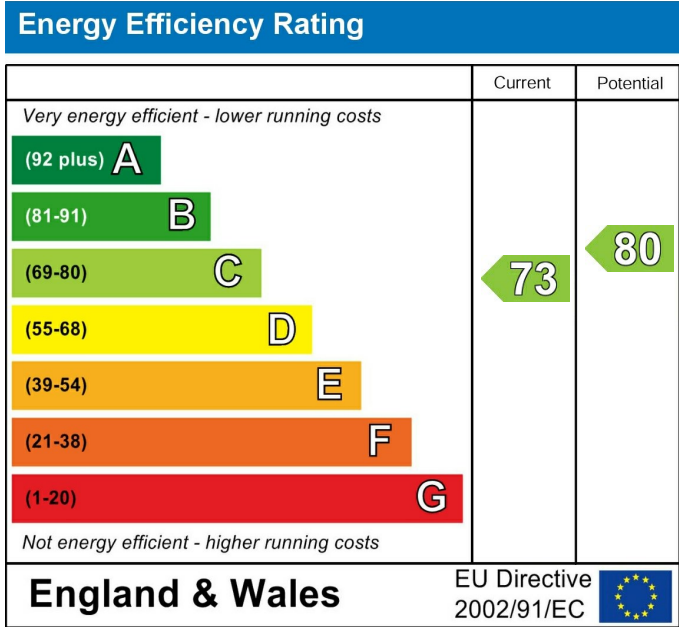
VACANT POSSESSION

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.

