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2 Goodison Rise, Sheffield, S6 5HW

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Asking Price £270,000

Hunters Hillsborough present a three bedroom semi detached family home occupying a corner plot in the sought after district of Stannington. With off road parking, a garage and a conservatory, viewing is highly recommended to appreciate the accommodation on offer. Entry via a side gate leading down to the side entrance. Hallway with stairs rising to the first floor and access to downstairs rooms. Bright and spacious lounge with front and side windows, modern grey laminate flooring and feature fire surround with a gas fire. The hub of the home is the kitchen diner having a good range of wall and base units finished with high gloss grey and white fronts. Integrated appliances include an electric oven and a gas hob, with space for a free standing dishwasher and washing machine. Matching island with a breakfast bar with space for four chairs and storage cupboards, ideal to enjoy morning coffee or family evening meals. Through to the relaxing conservatory with french doors leading out to the surrounding gardens. Upstairs the master bedroom is an en suite with a corner shower cubicle, W/C and sink basin. Good size storage cupboard and a range of fitted wardrobes. Further double bedroom and single and the family bathroom with a bath, shower over bath, W/C and sink basin. Outside the substantial gardens include a lawned front garden with a privet hedging and a pebbled area. Side paved area providing off road parking for approx two/three cars leading to a single garage. Entry to the rear garden via a gate with two levels of decking and privacy fencing.

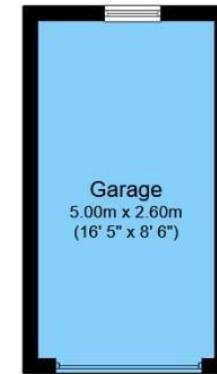
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Garage**

Total floor area 98.1 m<sup>2</sup> (1,056 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

Goodison Rise has easy access to local shops, schools and pubs on Stannington Road and Stanwood Avenue as well as transport links nearby leading into the city centre . Rivelin Valley is just a short drive or a pleasant walk away with its nature trails, cafe and summer paddling pools.

## 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 POSSESSIOIC

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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

