



HUNTERS®
HERE TO GET *you* THERE

71 Scholes View, Ecclesfield, Sheffield, S35 9YQ

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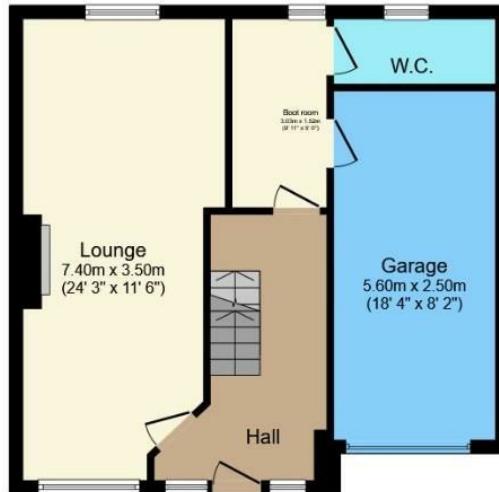
Guide Price £370,000 - £380,000

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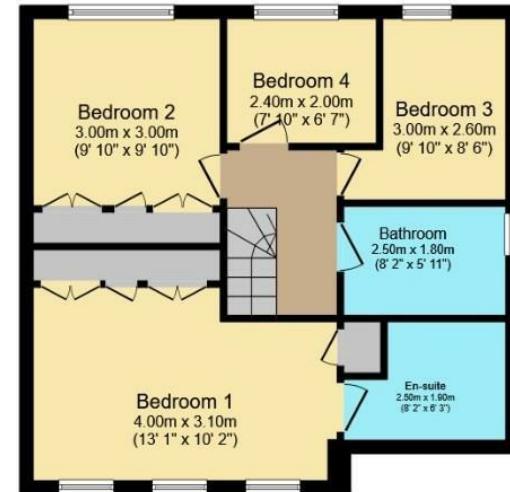
Hunters Hillsborough are delighted to present a four bedroom detached family home situated on a desirable development in the heart of Ecclesfield Village. Offering versatile accommodation with the option to use the lower ground floor studio/family room as bedroom five, viewing is highly recommended. The property offers three floors of accommodation with a lounge stretching the whole length of the property, a boot room with a fabulous amount of storage giving access into the integrated garage and a W/C on the ground floor. The lower ground is the hub of the home with a supersized kitchen diner offering an array of fitted wall and base units and integrated appliances including an eye level electric oven, six ring gas burner, fridge freezer and a Bosch dishwasher. Access into the utility room with a freestanding washer and dryer, sink and built in units. A multipurpose room has French doors out to the garden and there is also a relaxing study with built in office furniture. The top of the house is the sleeping quarters with a supersized en suite master bedroom with fitted wardrobes and three windows with bespoke fitted blinds. The En suite has a walk in corner shower cubicle, W/C and sink basin. Further double bedroom with fitted wardrobes and pleasant views of the garden and beyond. Single bedroom with fitted wardrobes and a further bedroom currently used as a games room. Family bathroom with a bath, W/C and sink basin. Occupying a generous plot, the front garden has a lawn either side of the double driveway with steps leading down to the rear garden. Private and secure, the rear garden has a lawn and a raised decked area ideal for garden furniture along with a patio and a garden shed included in the sale.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 162.9 sq.m. (1,754 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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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 E.

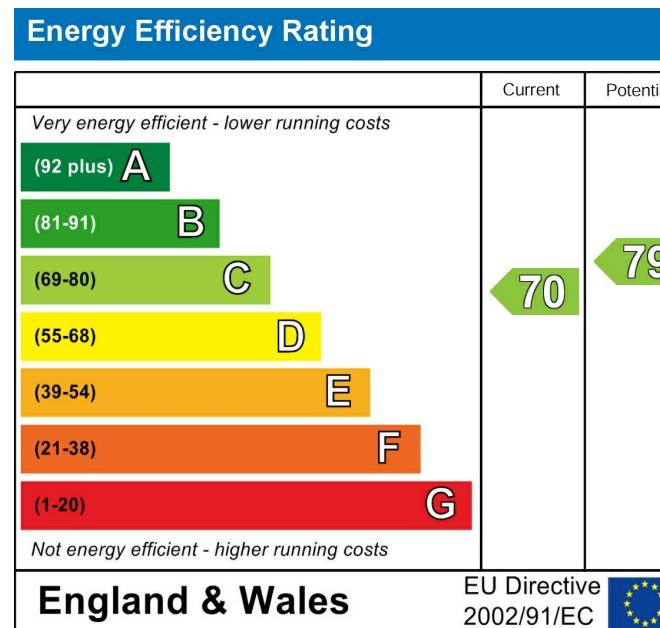
VACANT POSSESSION

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.



