



## 12 Robinson Avenue, Sheffield

- FIVE BEDROOMS
- MODERN FAMILY BATHROOM & EN-SUITE
- NO ONWARD CHAIN
- MODERN FITTED DINING KITCHEN
- THREE STOREY TOWNHOUSE
- DRIVEWAY AND DETACHED GARAGE
- SHORT DRIVE TO MEADOWHALL & M1
- EPC RATING C

£240,000

**HUNTERS®**

HERE TO GET *you* THERE

# 12 Robinson Avenue, Sheffield

## DESCRIPTION

Hunters Hillsborough are delighted to market an immaculately presented 5 bedroom mid town house with a garage and driveway in the heart of Darnall. This substantial property must be viewed to appreciate the size of accommodation on offer. Placed over three floors, entry to the property via front door into the welcoming entrance hallway with stairs rising to all floors and access to the ground floor rooms. A door leads into the dining area with double doors leading into the large breakfast kitchen with a good range of wall and base units, eye level built in Neff electric oven and gas hob, the fridge and washing machine are available to purchase subject to further negotiations along with various items in the property. Patio doors lead out to the private rear garden. Downstairs W/C and under stairs storage. The first floor has a relaxing lounge with two windows overlooking the back of the house. Family bathroom with bath, W/C and sink basin. Double bedroom and a single bedroom/nursery/study. Stairs rise to the second floor with a single bedroom, further double bedroom and the master suite with two windows and a good size en-suite comprising corner shower, sink and W/C. Outside the property has parking to the front and a detached garage accessed from the rear garden. The garden is a low maintenance lawn with fencing to all sides. Perfectly placed for the vast array of shops Darnall has to offer along with easy access to public transport and the M1 Motorway network. Just a short drive to the Meadowhall Shopping Centre.

## GENERAL REMARKS

TENURE This property is Freehold.

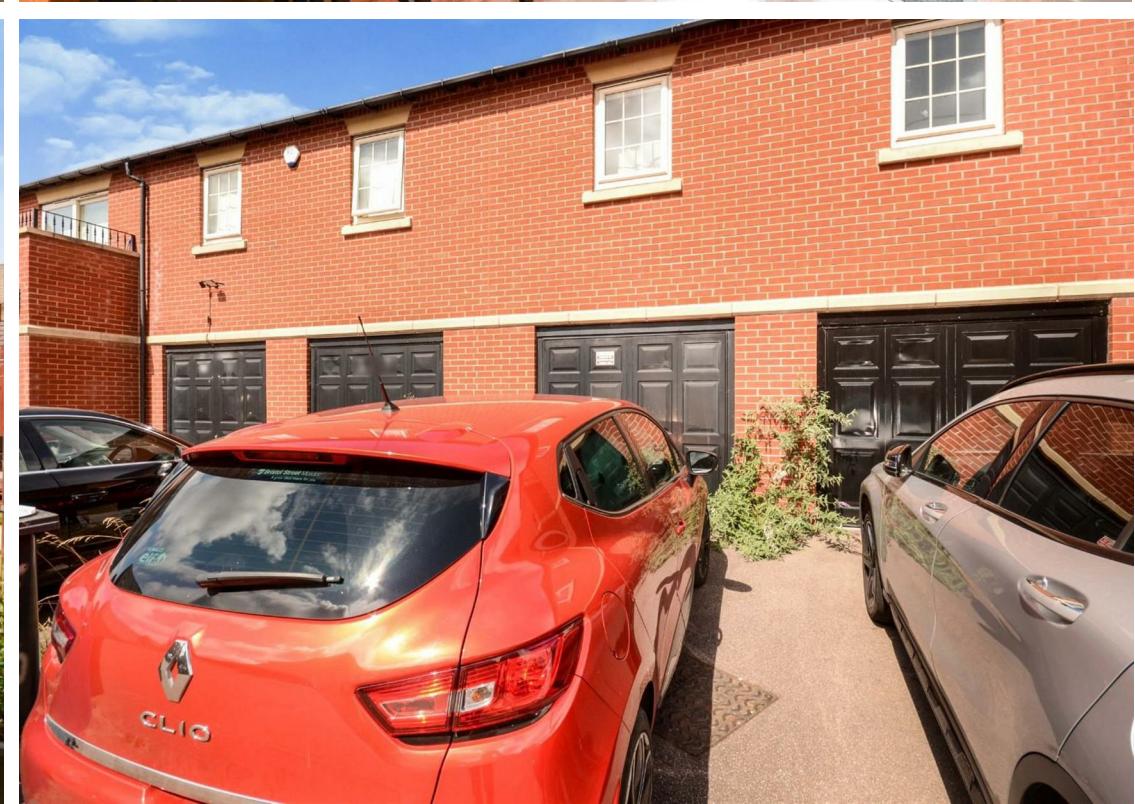
## RATING ASSESSMENT

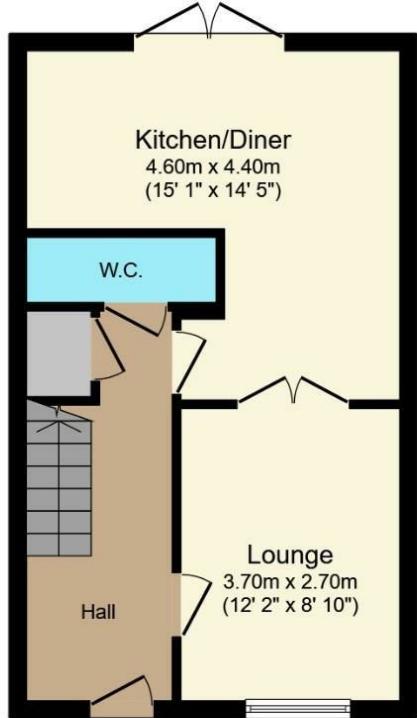
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C

## VACANT POSSESSION

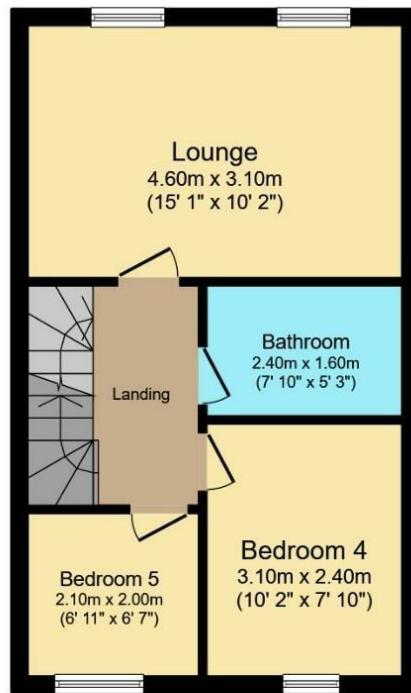
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.



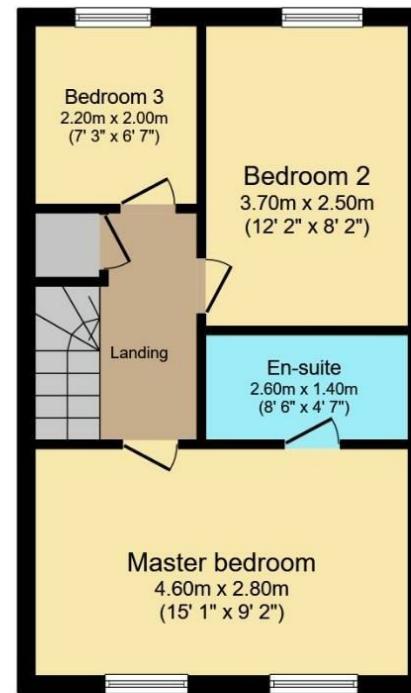




**Ground Floor**



**First Floor**



**Second Floor**

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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## Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

**THINKING OF SELLING?** 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.