



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

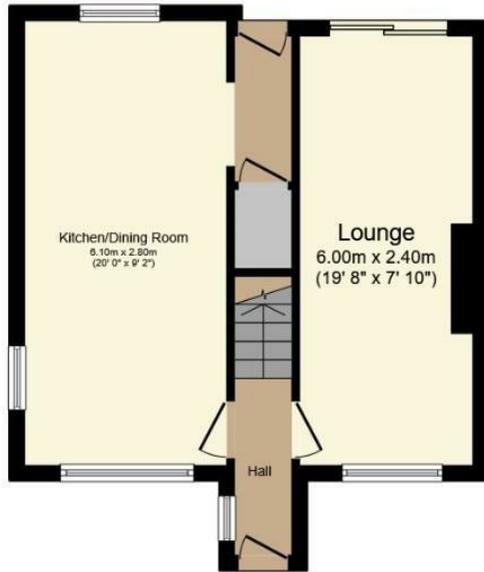
66 Holgate Avenue, Sheffield, S5 9LL

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Asking Price £280,000

Hunters Hillsborough present a unique opportunity to purchase a superb three bedroom detached home featuring a large multi purpose separate extension currently used as a beauty studio. This secure home features electric gates and occupies a sizeable plot with planning permission in place for a further extension, early viewing is highly recommended. Entry to the main house via the front door into a handy porch area and into the entrance hallway. Large porcelain marble effect tiles run throughout the ground floor including the bright and spacious lounge with a large bay window and a tilt and slide patio door to the rear. The lounge has a media wall with a real flame gas fire and fixings for a wall mounted TV. Newly fitted luxury kitchen diner fitted with a range of grey wall and base units and accompanying work surfaces with matching splash backs. Integrated appliances include an eye level electric oven and grill, electric hob and a dishwasher with undercounter space for a washing machine. Large pantry and access to the back garden. Upstairs are two double bedrooms and one single with a separate room used as a walk in wardrobe. Family bathroom with bath, shower over bath, W/C and sink basin. The separate annex has two rooms and runs off its own circuit; this would be ideal as a one bedroom living area for family members or one's own business. There's a W/C and sink basin with French doors out to the front of the property in both rooms. Outside electric gates give access to parking for multiple vehicles. A secure gate leads to the rear garden with an artificial lawn and a patio area. Lockable storage accessed via the garden.

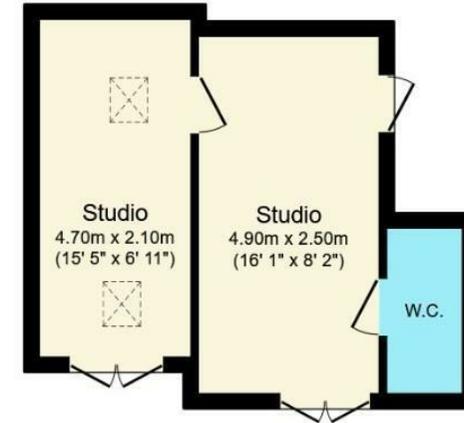
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**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 104.4 m<sup>2</sup> (1,123 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 A.

### 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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.



