



HUNTERS[®]
HERE TO GET *you* THERE

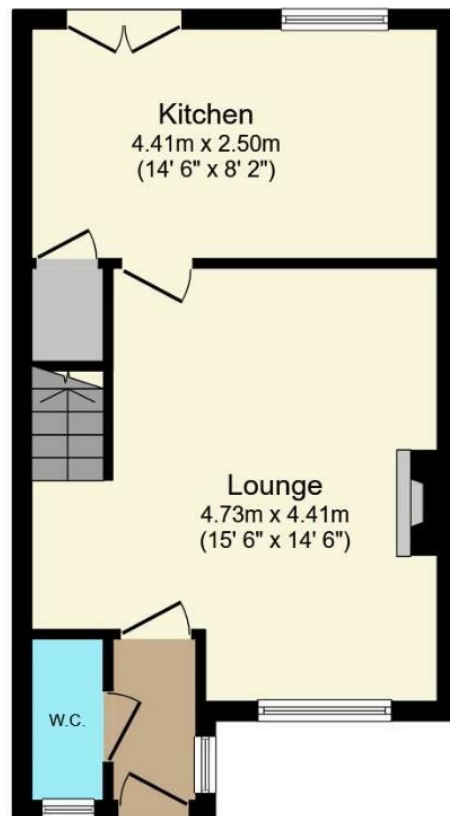
132 Pavilion Way, Firth Park, Sheffield, S5 6EE

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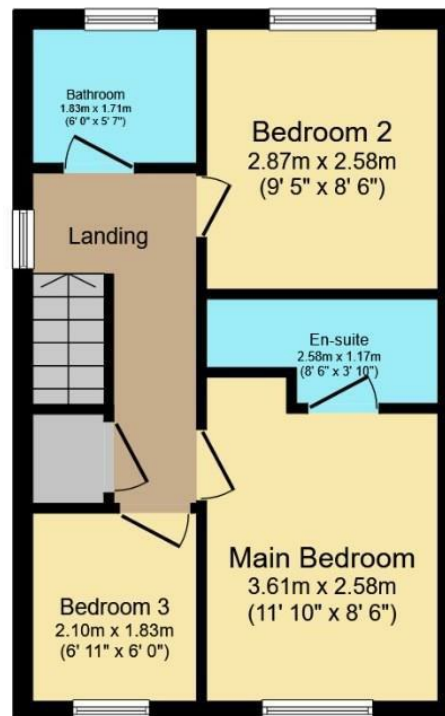
****Guide Price £220,000 - £230,000 ****

Hunters Hillsborough are delighted to present an immaculate three bedroomed detached home occupying a generous plot on a private road overlooking the green space of Bellhouse road playing fields. The property offers something for everyone with a three car driveway, detached garage and an en-suite master bedroom, viewing is highly recommended to appreciate the accommodation on offer. Entry into the front porch, an ideal space for coats and boots and access to the downstairs W/C. Through to a bright and spacious lounge with an open staircase and modern decor. Feature fire surround with an electric fire included in the sale. The kitchen diner occupies the rear of the property with French doors from the diner leading out to the delightful enclosed garden. The kitchen has a good range of wall and base units featuring an integrated electric oven and gas hob. Space for undercounter appliances with a washing machine and fridge available to purchase subject to further negotiations. The freezer is in the understairs cupboard in the diner and is included in the sale. Upstairs there is a double bedroom with fitted wardrobes, and garden views. Single bedroom currently being used as a home office. En suite master bedroom with built in wardrobes and those stunning views over the fields and beyond. The en-suite has a walk-in shower cubicle, W/C and sink basin. Further good size family bathroom with a bath, W/C and sink basin. Outside the property has a long driveway leading down to the detached garage with electrics. Secure gate through to the rear garden, a sunny private spot with a lawn and patio area.

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Ground Floor



First Floor

Total floor area 69.5 sq.m. (748 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

Ideally located close to the Northern General Hospital and the amenities of Firth Park. M1 transport links, Meadowhall shopping centre and the city centre are just a short drive or bus ride away.

General Remarks

TENURE

This property is Leasehold with 132 years remaining at a cost of £250 per year .

RATING ASSESSMENT

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

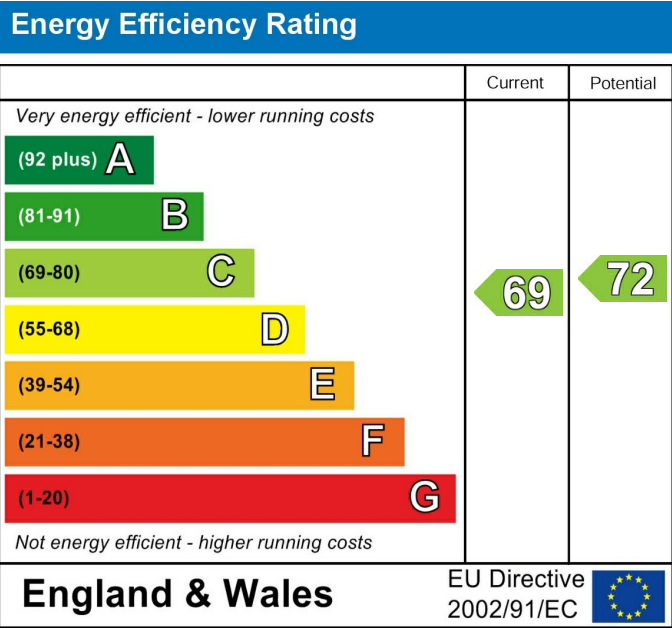
VACANT POSSESSION

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 requirement

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.









