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41 Hillside Avenue, Sheffield, S5 9GL

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Asking Price £220,000

Hunters Hillsborough are delighted to present a charming semi-detached home offering a blend of comfort and space in the popular district of High Greave. With three well-proportioned bedrooms and a modern bathroom, this property is perfect for families seeking a peaceful cul-de-sac location.

Upon entering, you are greeted by the entrance hallway with stairs rising and access to the ground floor spaces. The bay-windowed lounge is a particular highlight, featuring a lovely brick-built fireplace that adds character and warmth to the space. This room is ideal for relaxing evenings with plenty of space for furniture. The kitchen diner is a family room, which flows seamlessly from the lounge, boasting a well-equipped modern kitchen complete with a range cooker, making it a joy for any home chef.

Through to the conservatory, an excellent addition to any home providing stunning views of the garden and beyond.

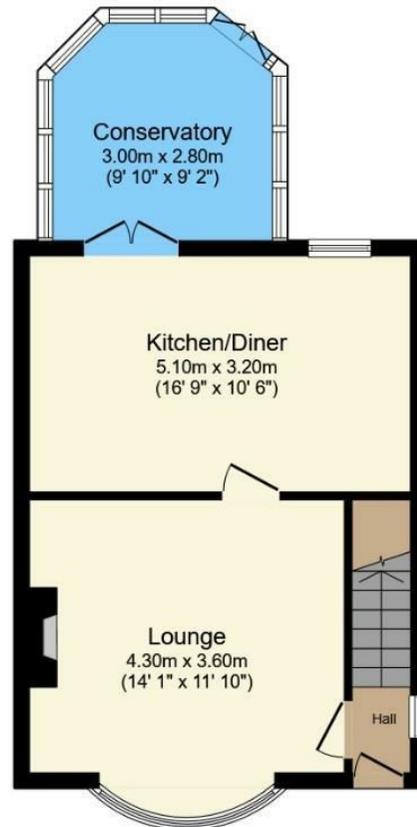
Upstairs you will find two double bedrooms, a single and the family bathroom, spacious and bright with a bath, shower over bath, W/C and sink basin.

The outdoor space is truly impressive, featuring a driveway that accommodates up to three vehicles, a garage, and a supersized rear garden. The garden is designed for both relaxation and entertainment, with a large patio area perfect for al fresco dining, a lush lawn for children to play, and a further raised patio ideal for garden furniture.

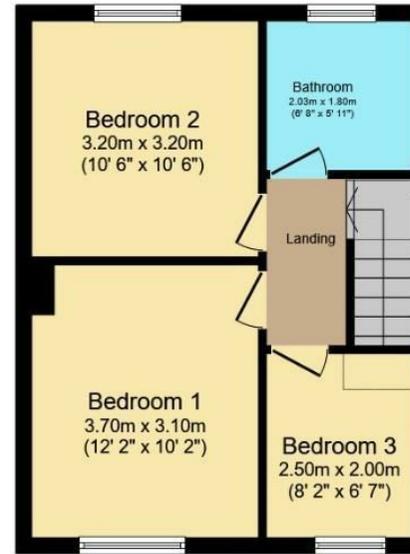
This substantial plot offers a wonderful opportunity for those looking to enjoy a peaceful lifestyle while still being close to local amenities. With its spacious rooms and superb outdoor space, this property is a must-see for anyone looking to make a house a home in High Greave

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Ground Floor



First Floor

Total floor area 82.8 sq.m. (891 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

General Remarks

TENURE

This property is Leasehold with 712 years remaining at a cost of £18 per annum.

RATING ASSESSMENT

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

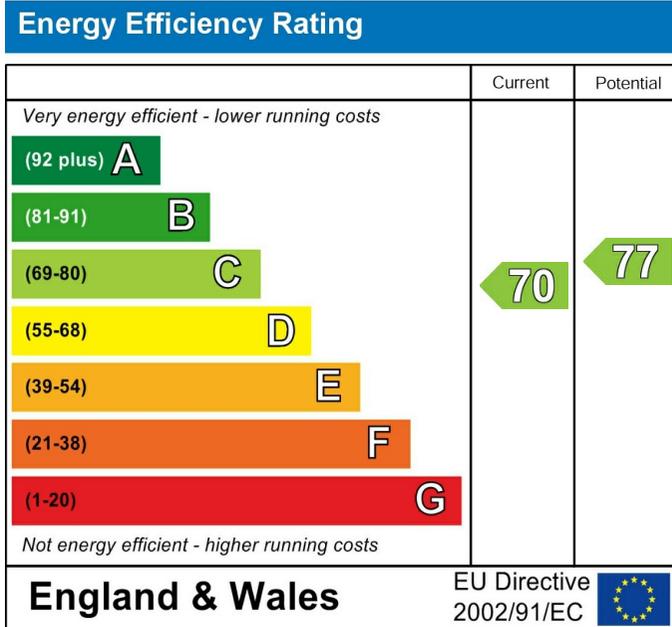
VACANT POSSESSION

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.







