

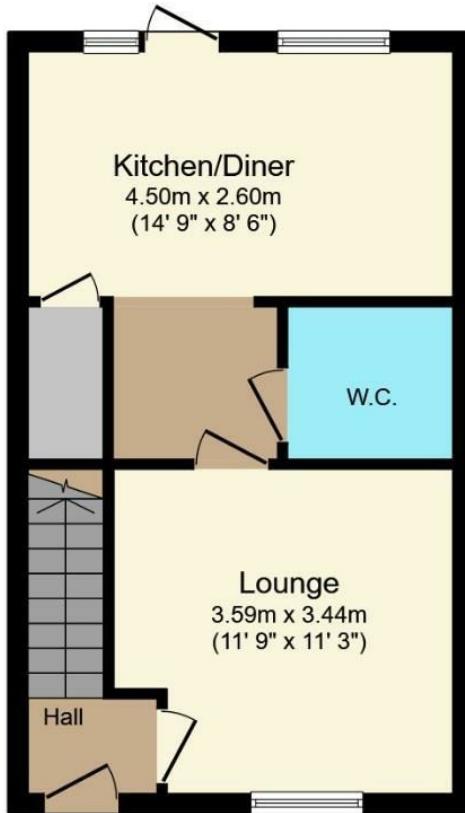


62 Falstaff Road, Sheffield, S5 8DX

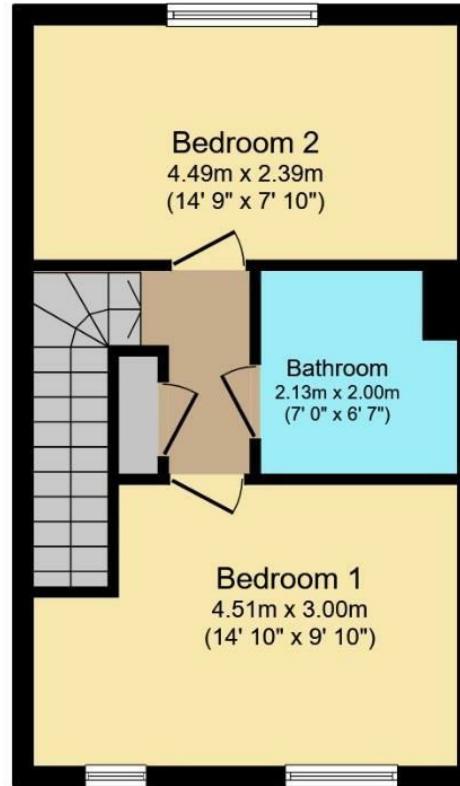
Guide Price £170,000

\*\*\*\*Guide Price £170,000 - £180,000\*\*\*\*

Hunters Hillsborough are delighted to present a superb two double bedoomed mid terrace home ideal for first time buyers or investors, situated on a popular, newly developed estate in Parson Cross. Offering supersized rooms, a driveway and an enclosed rear garden, viewing is highly recommended. Entry via the front door into the entrance hallway with stairs leading to the first floor and access to downstairs rooms. Sophisticated decor in the lounge leading through to the family kitchen diner. Having a good range of wall and base units with accompanying work surfaces, integrated appliances include an electric oven and gas hob with space for a free standing fridge freezer and a washing machine. Plenty of space for a family dining table and access to the downstairs W/C which has existing plumbing for a wet room. Large under the stairs storage cupboard and a UPVC door leads out to the rear garden. Upstairs the master bedroom occupies the front of the property and features two almost floor to ceiling windows along with space for bedroom furniture and a built-in storage cupboard. Further good size double bedroom overlooking the back garden. Family bathroom fitted with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside is a driveway and the front lawn along with access down the side of the house to a secure gate into the rear garden. Fully enclosed with a good size lawn and a patio area ideal for garden furniture and evening entertaining.



**Ground Floor**



**First Floor**

Total floor area 70.7 sq.m. (761 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

Situated within easy access to local schools, shops and supermarkets. Regular public transport links give access to the city, motorway networks and within close proximity to the Northern General Hospital.

## General Remarks

### TENURE

This property is Leasehold with 241 years remaining at a cost of £175.00 per annum . Service charges £22.31 per annum.

### RATING ASSESSMENT

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

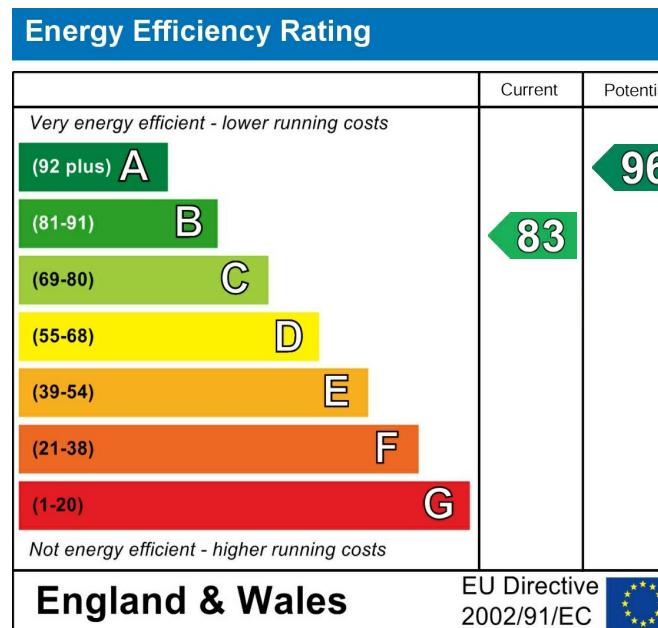
### VACANT POSSESSION

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.



