



HUNTERS[®]
HERE TO GET *you* THERE

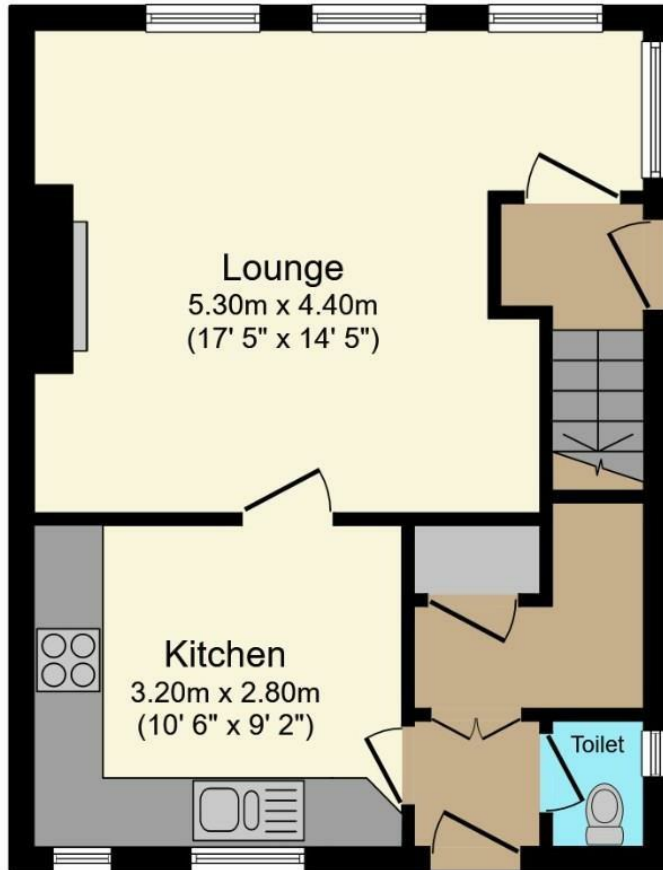
79 Homestead Road, Sheffield, S5 0NA

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Asking Price £150,000

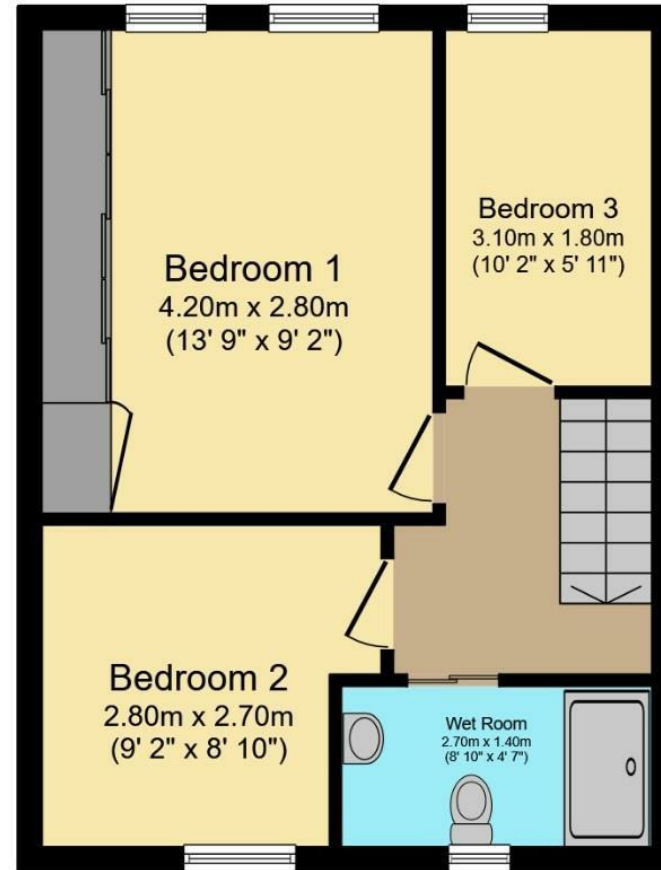
Hunters Hillsborough are delighted to present an opportunity to purchase your forever home occupying a corner plot on the popular estate in Shiregreen. Situated just a short walk to many local shops and amenities, the property would appeal to first time buyers and must be viewed to appreciate the accommodation on offer. Set back from the road, entry via a gate with steps down past the front garden to the side door. Entrance hallway with stairs rising to first floor landing and access to all downstairs rooms. Good size lounge, bright and spacious with front and side facing windows. Focal point feature fire surround with space for a fire. Door through to the kitchen with a good range of wall and base units with an integrated electric oven and a gas hob, fridge freezer and space for a freestanding washing machine. From the kitchen, a door leads to the back porch with a storage cupboard and downstairs WC. Upstairs the master bedroom occupies the front of the property, with two windows and built-in wardrobes with sliding doors. Two further bedrooms, one double and one single. Wet room with electric shower, low flush WC and pedestal sink. Outside, the property has a generous rear garden with loads of potential for landscaping and the front is a fully enclosed low maintenance lawn with a selection of mature trees. The driveway and the garage are to the side of the property.

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Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.)



First Floor

Floor area 37.6 sq.m. (405 sq.ft.)

Total floor area: 75.3 sq.m. (810 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Local Area

The property is within easy reach of the local amenities available in Shiregreen, including reputable schools and Concorde park and sports centre. The many shops and takeaways on Sheffield Lane Top are not far away along with a short drive to the Northern General Hospital and access to the M1 motorway network.

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.

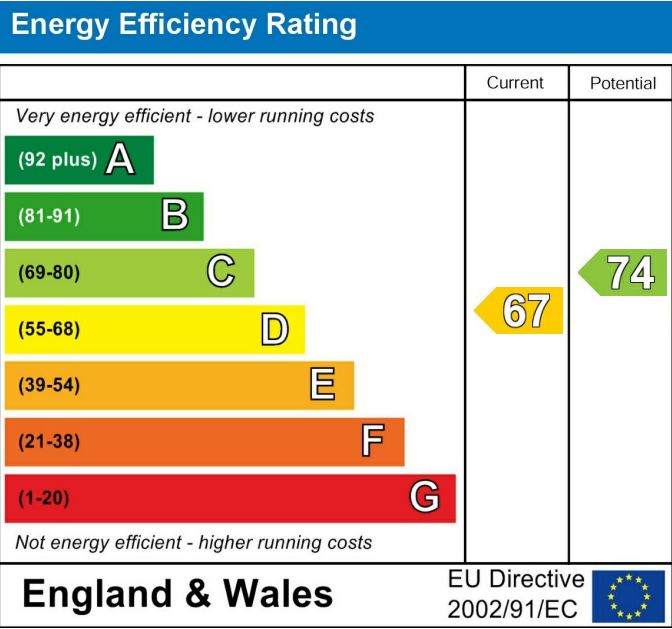
VACANT POSSESSION

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.

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.







