



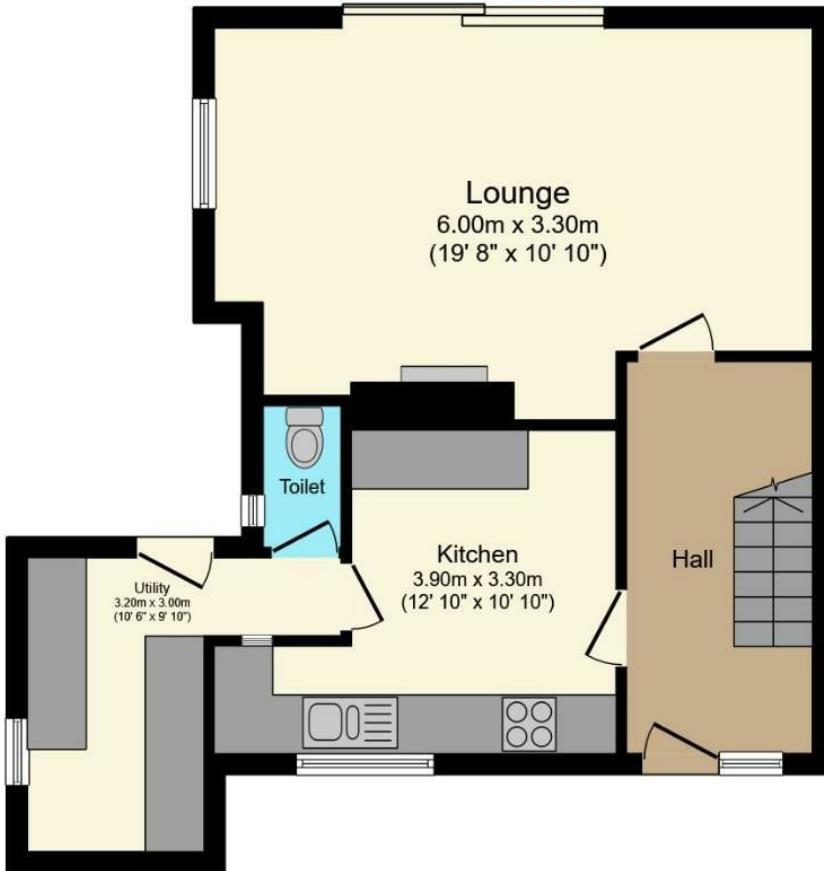
**HUNTERS®**  
HERE TO GET *you* THERE

13 Endfield Road, Sheffield, S5 9BD

13 Endfield Road, Sheffield, S5 9BD

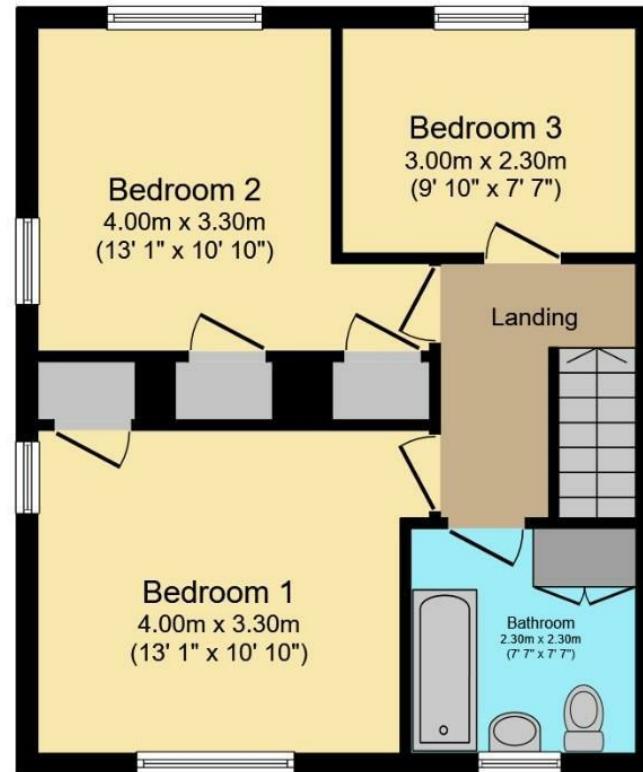
Asking Price £220,000

Hunters Hillsborough are delighted to market a three bedroom semi detached home situated on the edge of Parson Cross and Ecclesfield Village. This well presented family home offers parking, a utility and a downstairs W/C, viewing is highly recommended. Entry via the front door into a welcoming entrance hallway with quality laminate flooring and access to downstairs rooms. Overlooking the rear of the property is a superb bright and spacious lounge diner with modern decor and focal point feature fire surround with an electric fire. Patio doors lead out to the sun soaked rear garden. Breakfast kitchen with a good range of wall and base units and accompanying worksurfaces. Integrated fridge and freezer and space for a free standing oven. Door through to an excellent utility room with a downstairs W/C and fitted with a range of wall and base units, counter tops, sink and plumbing for a washing machine along with space for extra appliances. Back door access out to the garden. Upstairs you will find two good size double bedrooms, the master overlooks the front of the property with lovely views over fields and beyond. Further single bedroom and a spacious family bathroom with modern floor to ceiling tiles, bath, shower over bath, W/C and sink basin. The property has a full burglar alarm system. Outside to the front this lovely family home is set back from the road with a driveway and front lawn and gated access to the rear. The back garden has a large patio, ideal for garden furniture and entertaining with steps leading up to a raised lawn. A path leads up to a further patio and a decked seating area to catch the evening sun.



**Ground Floor**

Floor area 49.5 sq.m. (532 sq.ft.)



**First Floor**

Floor area 45.1 sq.m. (486 sq.ft.)

**Total floor area: 94.6 sq.m. (1,018 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](http://www.Propertybox.io)

## Local Area

Situated conveniently close to local amenities including schools, and shops, all within a short distance. Ecclesfield Village is just a short drive away along with local supermarkets including Asda at Chaucer Road.

## 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.

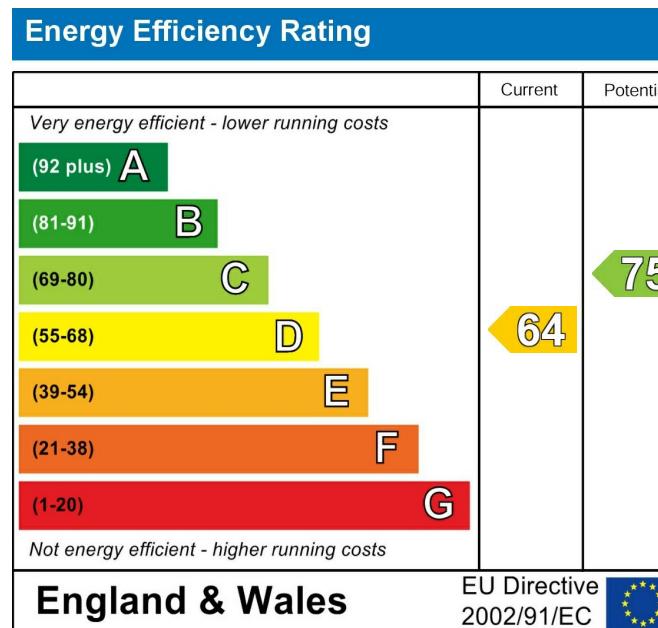
### VACANT POSSESSION

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.



