



HUNTERS[®]
HERE TO GET *you* THERE

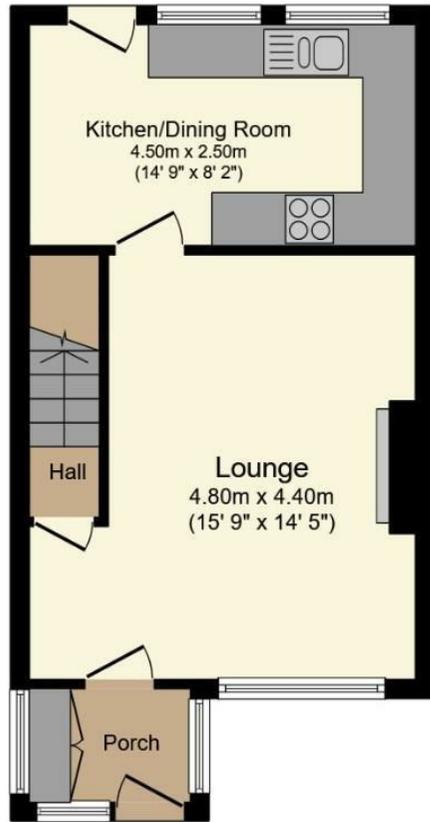
20 Farrier Gate, High Green, Sheffield, S35 3PG

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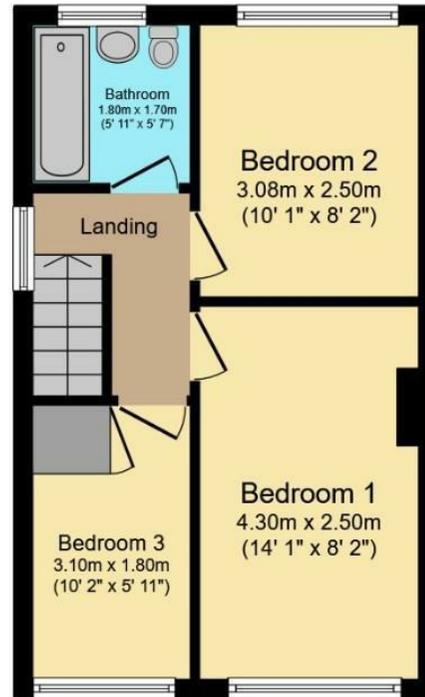
Asking Price £215,000

Hunters Hillsborough are delighted to present a three bedroom semi detached house situated on a quiet cul-de-sac having a driveway and detached garage. The property is set back from the road and is accessed via a driveway with steps leading up to the front door. Entry via the front door into a good size porch, ideal for coats and boots. Access through to the spacious and bright lounge with neutral decor and large front window. Focal point feature fire surround housing a gas fire. Access to the stairs from this room and a door leads you into the kitchen diner. Occupying the back of the house the kitchen diner has a good range of wall and base units with oak wood fronts and accompanying work surfaces, integrated appliances include an eye level electric Neff oven and grill and a gas hob. Space for a free standing washing machine, dishwasher and fridge freezer. Access to the delightful garden via the back door. The first floor has two double bedrooms and a single and a modern family bathroom with floor to ceiling tiles, bath, shower over bath, W/C and sink basin. Outside is a driveway, detached garage mainly used for storage and secure gate leading onto the rear garden. From the backdoor there is a patio area ideal for garden furniture and steps leading up to a good size lawn. The garden is surrounded with mature shrubs and plants including a beautiful blossom tree. Garden shed included in the price. The bottom of the Cul-de-sac has access to woodland and river walks along the side of Charlton brook leading you into Chapeltown Centre. Close by are local shops, pubs, schools and good local transport links.

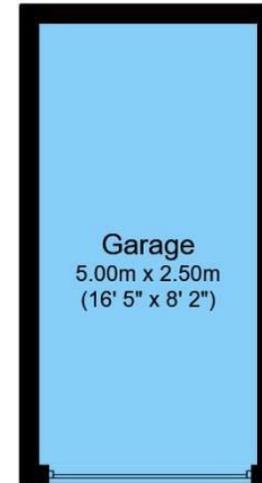
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Ground Floor



First Floor



Garage

Total floor area 80.2 sq.m. (863 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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GENREAL REMARKS

TENURE

This property is Leasehold with 999 Years From 5 November 1970 at a cost of £18.50

RATING ASSESSMENT

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

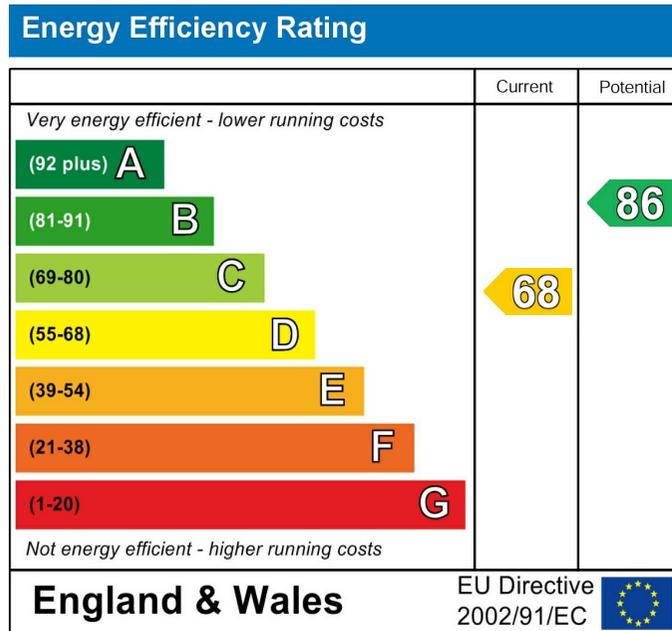
VACANT POSSESSION

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS



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.









