



## Halsall Road, Sheffield

- TWO BEDROOMS
- CORNER PLOT
- OFF ROAD PARKING FOR FIVE CARS
- NO ONWARD CHAIN
- LAPSED PLANNING PERMISSION FOR DOUBLE STORY SIDE EXTENSION
- CONSERVATORY
- TANDEM GARAGE
- ENERGY PERFORMANCE RATING D

**Asking Price £150,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Halsall Road, Sheffield

## DESCRIPTION

Hunters Crookes are pleased to present to market this two bedroom bay windowed semi detached house situation on a fantastic corner plot. The property which is available with no onward chain has previously had planning permission granted for a substantial two story side extension though this has now lapsed. The property itself briefly comprises; entrance porch, entrance hall with stairs to the first floor and a door to the bay windowed living room with the kitchen and pantry to the rear along with a conservatory and utility room. To the first floor is the landing, two bedrooms and bathroom. Externally the property is set back from the road and offers parking for five cars to the front and side with a low maintenance garden to the rear being a pleasant space for outside entertaining.

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 29 September 1934 and ground rent of £3.12s per annum.

### 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.

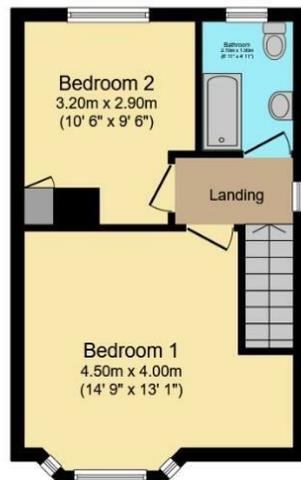
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**







**Ground Floor**



**First Floor**



**Garage**

Total floor area 94.4 sq.m. (1,016 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). Powered by [www.focalagent.com](http://www.focalagent.com)

**Viewing**

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG  
 Tel: 0114 266 6626 Email: [sheffieldcrookes@hunters.com](mailto:sheffieldcrookes@hunters.com) <https://www.hunters.com>



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** 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.

