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135 Green Oak Road, Sheffield, S17 4FS

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Guide Price £350,000

GUIDE PRICE £350,000 - £375,000

Located on the charming Green Oak Road in Totley, this beautifully presented three-bedroom extended semi-detached house offers a delightful blend of comfort and style. The property boasts exquisite wood decorative features that enhance its character, creating a warm and inviting atmosphere throughout.

As you enter, you will be greeted by an entrance porch and hallway with stairs to the first floor, to the front is a a bay windowed dining room with a spacious living room to the rear with both being perfect for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, making it an ideal home for families or those who enjoy hosting guests. The kitchen has a range of matching wall and base units which are complimented by a quarts worktop and Belfast style sink.

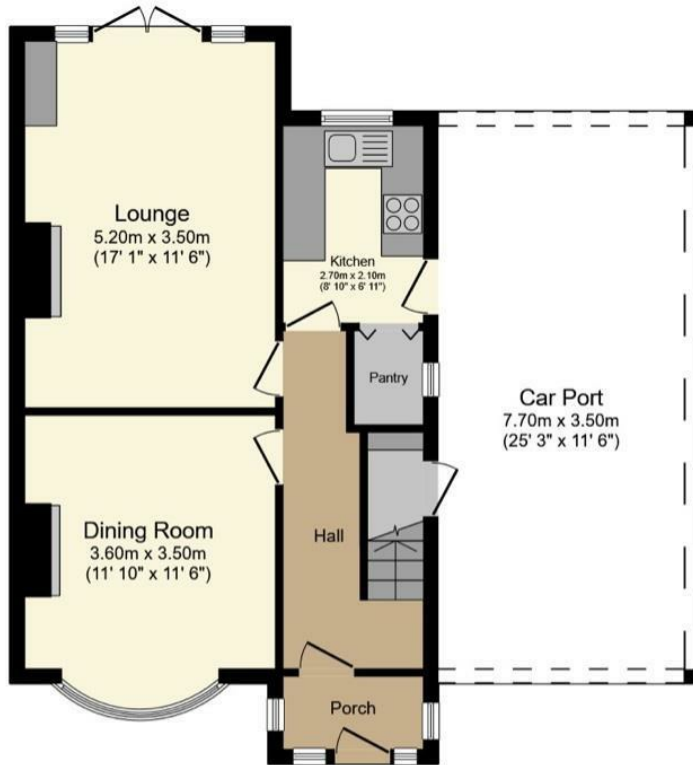
To the first floor is the landing, three bedrooms and a modern tiled shower room.

The property features a level, enclosed garden that requires minimal maintenance, allowing you to spend more time enjoying the outdoors rather than tending to it. This private outdoor space is perfect for children to play or for hosting summer barbecues with friends and family.

Additionally, the driveway leads to a detached garage, providing ample storage space or the potential for a workshop. The convenience of off-street parking is a significant advantage in this desirable area.

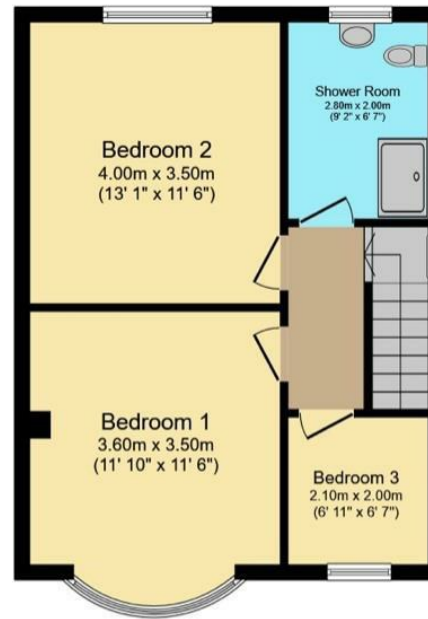
With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting for other transactions to complete. This home is not just a place to live; it is a sanctuary that offers both comfort and convenience in a sought-after location. Do not miss the opportunity to view this exceptional property.

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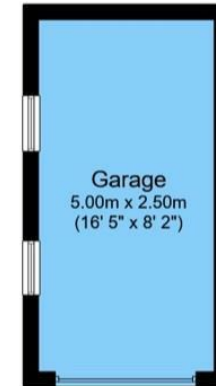
Ground Floor

Floor area 51.1 sq.m. (550 sq.ft.) approx



First Floor

Floor area 44.6 sq.m. (480 sq.ft.) approx



Garage

Floor area 12.5 sq.m. (135 sq.ft.) approx

Total floor area 108.3 sq.m. (1,165 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

General Remarks
GENERAL REMARKS

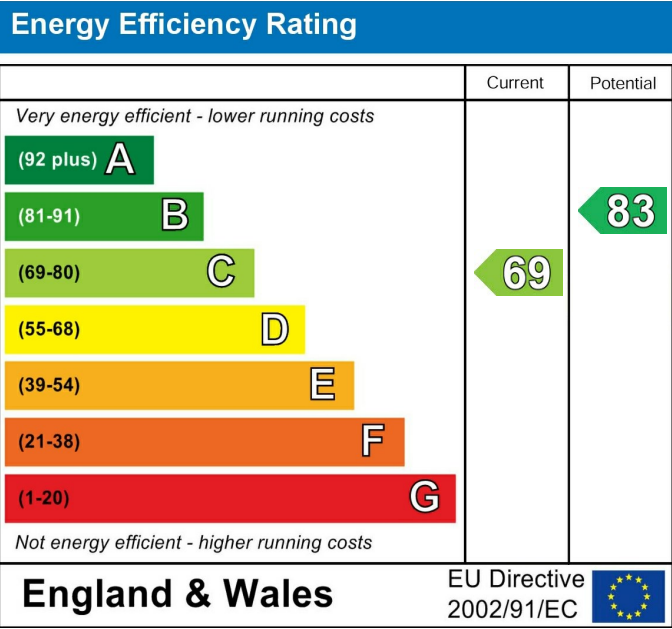
TENURE
This property is Freehold.

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

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.



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.



