



HUNTERS[®]
HERE TO GET *you* THERE

19 Greenhill Main Road, Greenhill, Sheffield, S8 7RA

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£270,000

Nestled in the heart of Greenhill and 150 yards from local shops, cafes, pubs and transport links to central Sheffield, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience.

The heart of the home is the delightful dining kitchen, which overlooks and provides access to the rear garden. This space is perfect for family gatherings or quiet dinners.

The spacious lounge provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

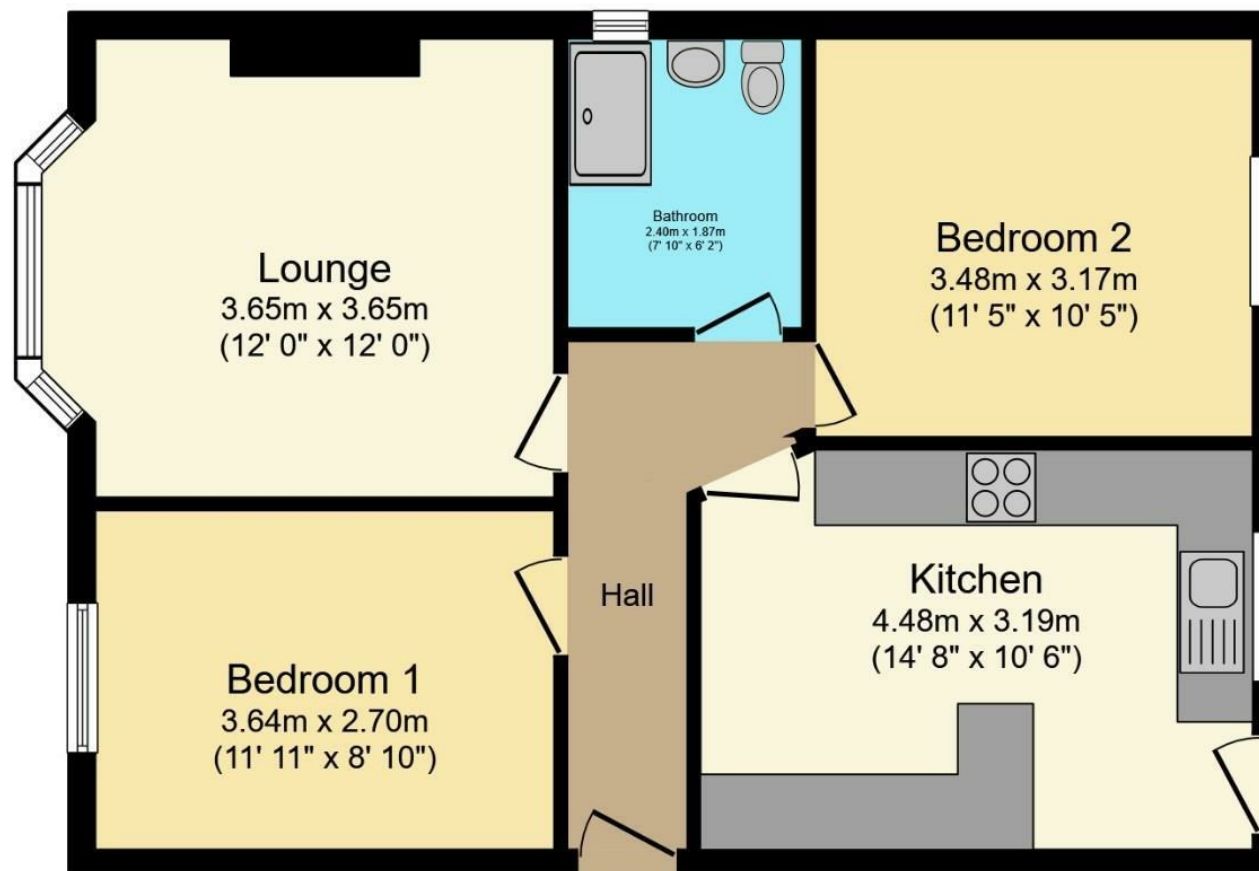
The bungalow features two well-proportioned bedrooms, providing ample space for personalisation and benefits from a recently fitted combi-boiler (Feb 2025 with a 10-year warranty).

One of the standout features of this property is the beautifully maintained garden, complete with patio seating area and offering distant countryside views. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

The property boasts a block-paved driveway and hard standing, accommodating up to two cars with ease.

Additionally, the absence of an onward chain makes this bungalow an attractive option for those looking to move in without delay.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Floor Plan

Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 60.2 sq.m. (648 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

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		
	65	77
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 long Leasehold with a term of 500 years from 24/06/1933 at a ground rent of £5 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

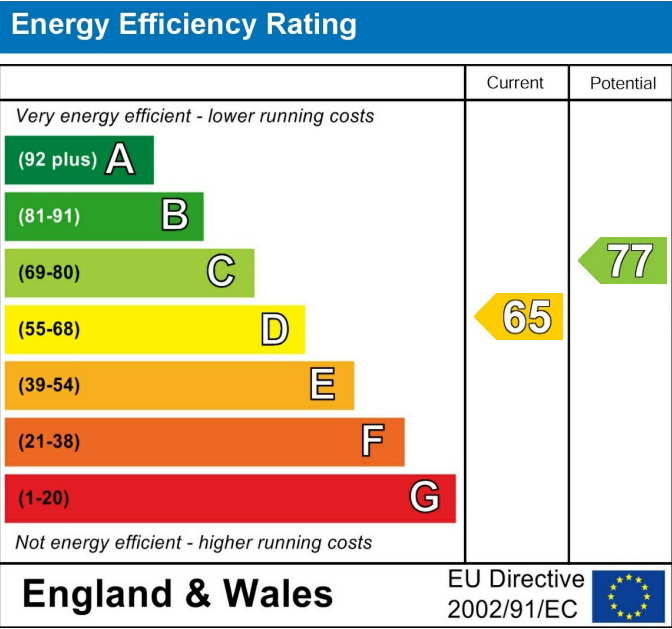
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.







