



HUNTERS[®]
HERE TO GET *you* THERE

27 Humphrey Road, Greenhill, Sheffield, S8 7SE

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£250,000

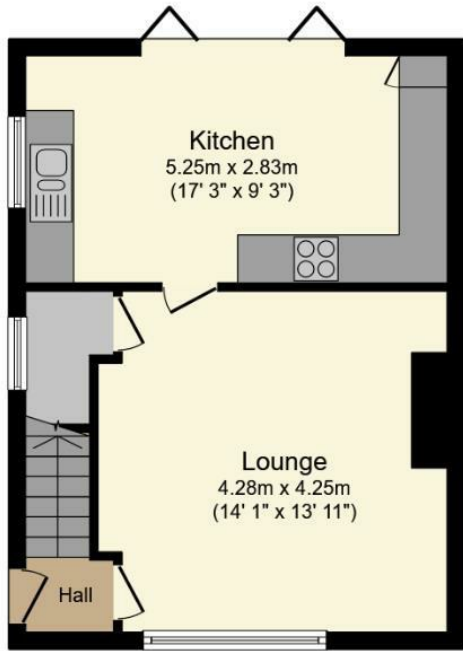
Welcome to this charming end terrace located on Humphrey Road in Sheffield. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The heart of the home is the modern kitchen diner, which is designed with both style and functionality in mind. This space is perfect for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The property is neutrally decorated throughout, offering a blank canvas for you to add your personal touch.

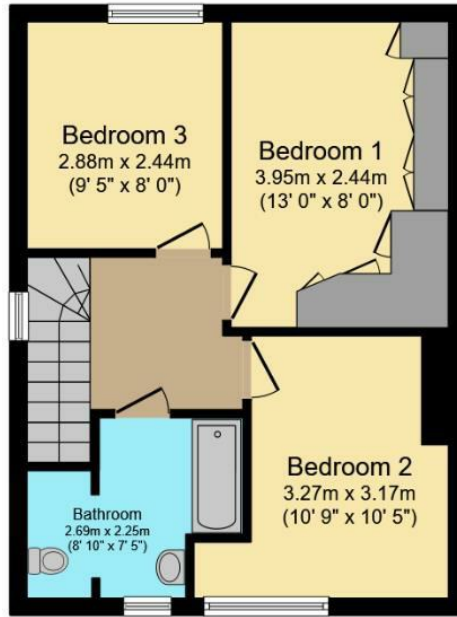
Outside, you will find a generous garden that features a lovely decking area, perfect for enjoying sunny days or hosting barbecues. Additionally, the garden includes a charming summer house, providing a wonderful retreat for relaxation or hobbies.

Parking is a breeze with space for two vehicles on the driveway, ensuring convenience for you and your guests. This end terrace property combines comfort and practicality, making it a fantastic choice for anyone looking to settle in Sheffield. Don't miss the opportunity to make this lovely house your new home.

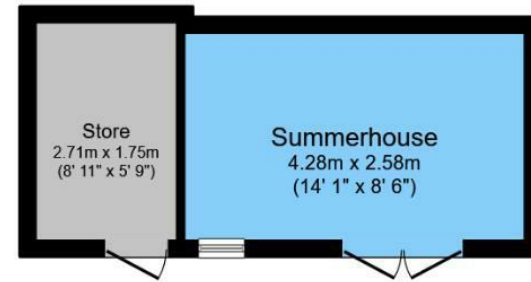
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Ground Floor



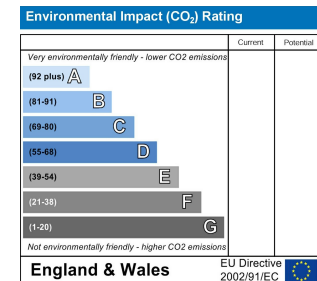
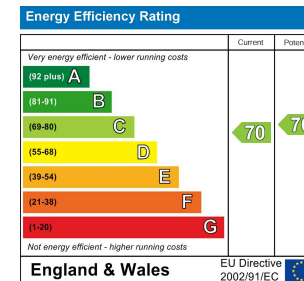
First Floor



Outbuilding

Total floor area: 91.3 sq.m. (983 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



General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

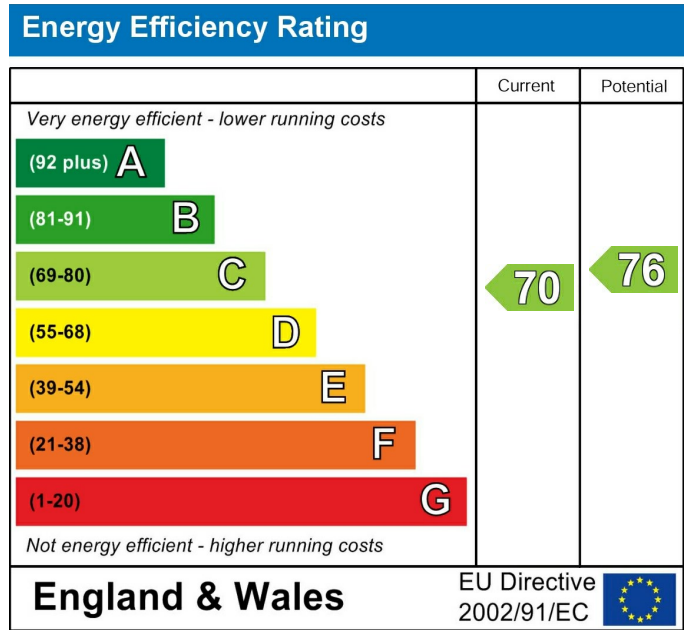
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

Anti Money Laundering
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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.









