



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

2 Allenby Close, Greenhill, Sheffield, S8 7SQ



## 2 Allenby Close, Greenhill, Sheffield, S8 7SQ

£500,000

Nestled in the tranquil setting of Allenby Close, this splendid four-bedroom, two-bathroom detached dormer bungalow offers a perfect blend of comfort and modern living. Located in the heart of Greenhill Centre, this property is ideally positioned at the head of a little known private cul-de-sac, ensuring peace and privacy for its residents.

Upon entering, you are greeted by a spacious living/dining room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern dining kitchen is a highlight of the home, featuring a vaulted ceiling, contemporary fittings and ample space for family meals. Adjacent to the kitchen, a separate utility room adds convenience to daily chores, making this home both practical and stylish.

The ground floor boasts a well-appointed four-piece family bathroom, ensuring that all your needs are met with ease. The four generously sized bedrooms offer flexibility for families, guests, or even a home office, catering to a variety of lifestyles.

Outside, the property benefits from off-road parking, along with an integral garage featuring a pitched roof, providing additional storage options. The level and enclosed garden to the rear is a delightful space for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

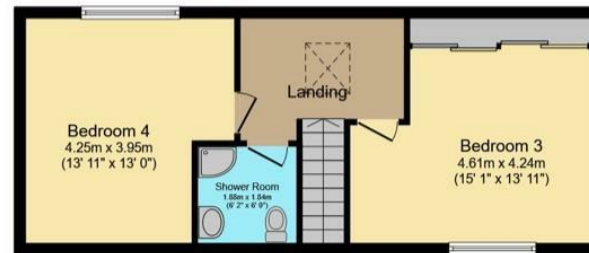
This bungalow is not just a home; it is a sanctuary that combines modern amenities with a peaceful location. With its thoughtful design and ample space, it is an ideal choice for families or anyone seeking a comfortable and convenient lifestyle in Sheffield.

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### Ground Floor

Floor area 110.1 sq.m. (1,185 sq.ft.) approx



### First Floor

Floor area 45.8 sq.m. (493 sq.ft.) approx

Total floor area 155.9 sq.m. (1,678 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by Focal

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	79
EU Directive 2002/91/EC		
England & Wales		

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

**General Remarks**  
GENERAL REMARKS

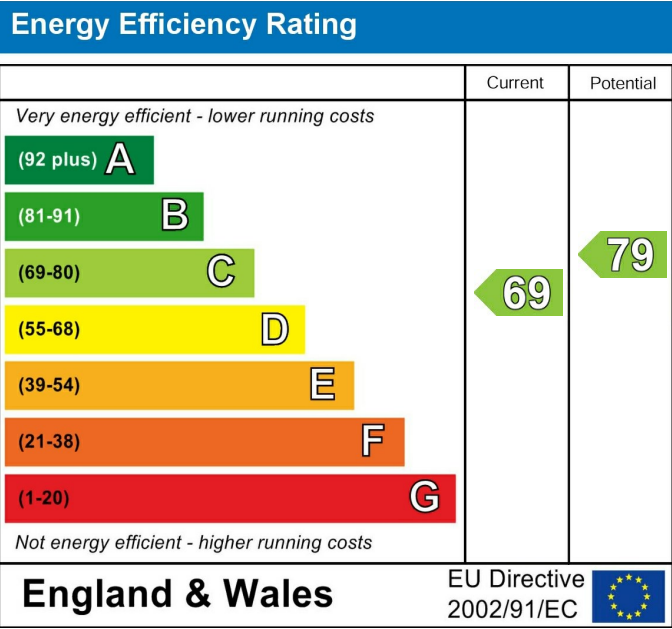
**TENURE**  
This property is Freehold.

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

**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.











