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HERE TO GET *you* THERE

3 Humphrey Road, Greenhill, Sheffield, S8 7SE

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£230,000

Welcome to this charming 3-bedroom semi-detached house located on the desirable Humphrey Road in Greenhill, Sheffield.

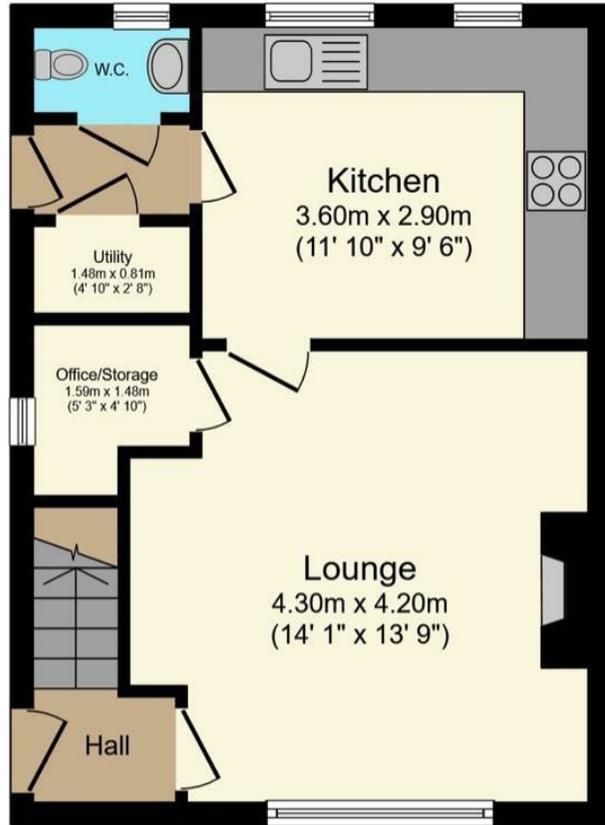
As you step inside, you are greeted by a practical entrance hall with access to a useful utility room. The house offers three well-proportioned bedrooms, providing ample space for a growing family, storage or those in need of a home office.

One of the highlights of this property is the modern bathroom, offering a sleek and stylish space to unwind after a long day. The convenience of a private driveway ensures parking is never an issue, making coming home a breeze.

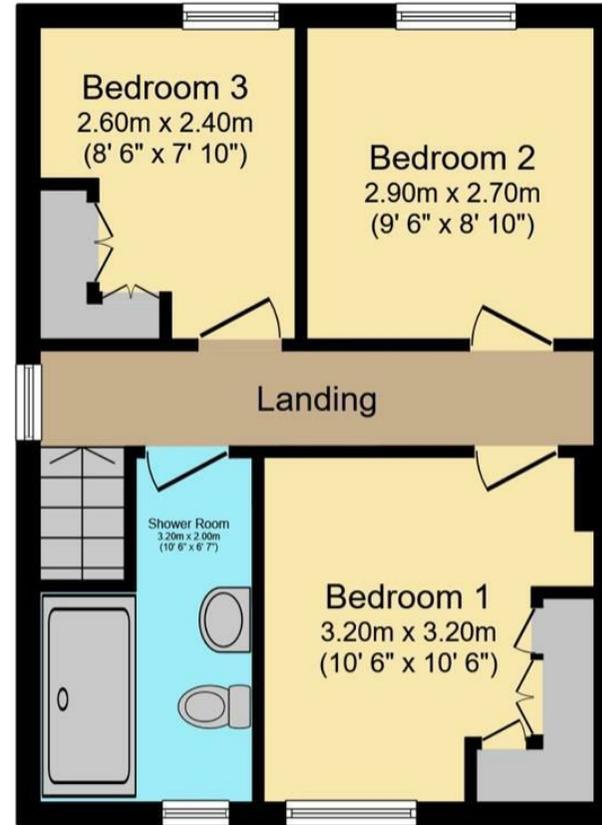
Step outside to discover a delightful private garden, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. The outdoor space provides a tranquil retreat from the hustle and bustle of everyday life.

Located in the sought-after area of Greenhill, this property offers a peaceful neighbourhood with easy access to local amenities, schools and transport links. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property on Humphrey Road.

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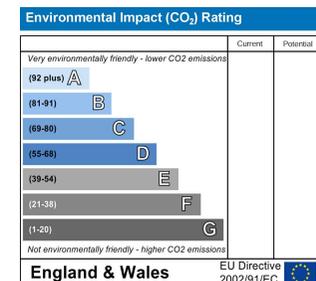
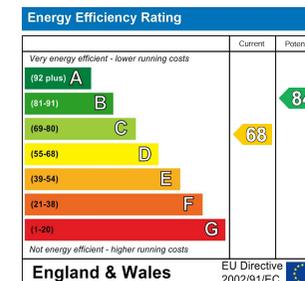
Ground Floor
 Floor area 37.4 m² (403 sq.ft.) approx



First Floor
 Floor area 37.4 m² (403 sq.ft.) approx

Total floor area 74.9 m² (806 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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. 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.



