



**HUNTERS®**  
HERE TO GET *you* THERE

37 Penthorpe Close, Sheffield, S12 2GU

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£210,000

Penthorpe Close provides this delightful three-bedroom detached house. As you step inside, you'll be greeted by a spacious open-plan living area that is perfect for both relaxing nights in and entertaining guests.

This property boasts a beautiful interior that has been meticulously presented throughout, offering a warm and inviting atmosphere for you to call home. On entering the front door you are greeted by an entrance lobby with stairs to the first floor and a door to access the living area, flowing through the lounge and into the dining area which has French doors to access the garden or continue round to the modern fitted kitchen.

To the first floor is the landing, three bedrooms and a modern part tiled bathroom with contemporary white suite.

Step outside into the low-maintenance south-facing garden, where you can bask in the sunlight and enjoy the tranquillity of your surroundings. The property also features off-road parking, a driveway, and a detached garage, providing ample space for your vehicles and storage needs.

Don't miss out on the opportunity to make this charming detached house your own.

#### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 300 years from 25/03/1981 at a ground rent of £30 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

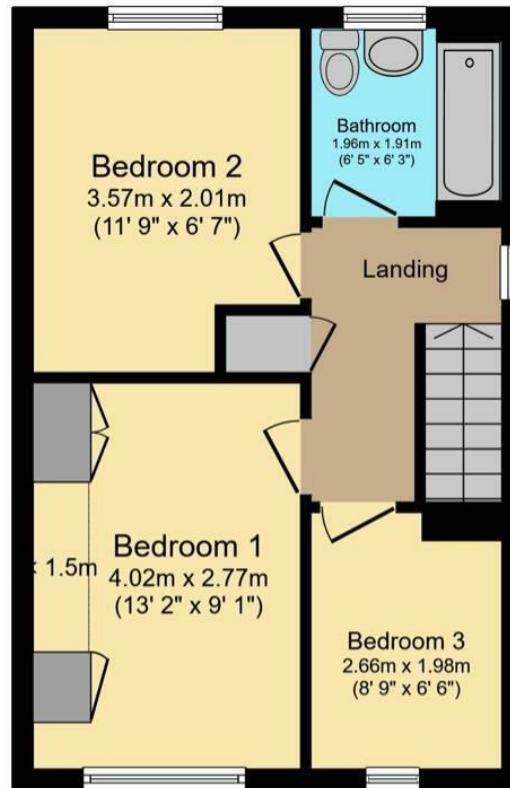
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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### Ground Floor

Floor area 38.2 m<sup>2</sup> (412 sq.ft.) approx



### First Floor

Floor area 36.2 m<sup>2</sup> (389 sq.ft.) approx

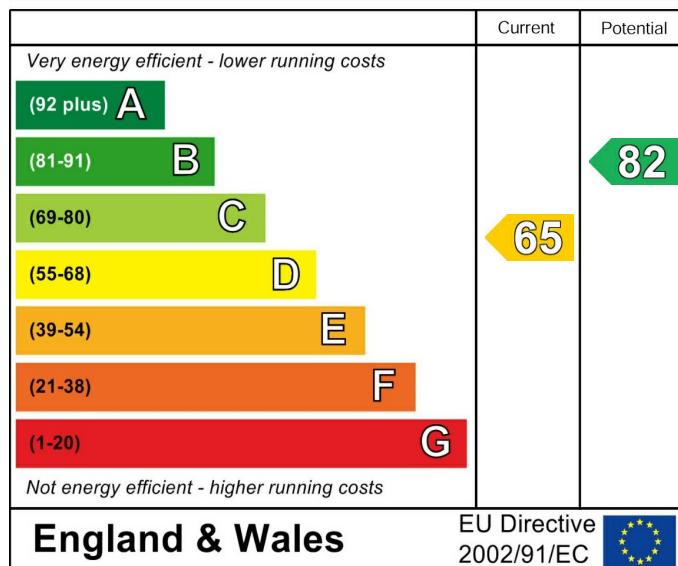
Total floor area 74.4 m<sup>2</sup> (801 sq.ft.) approx  
Restricted height areas 1.0 m<sup>2</sup> (11 sq.ft.)

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 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](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Energy Efficiency Rating



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.

