

Everard Glade, Sheffield

- FOUR BEDROOMS
- FANTASTIC KITCHEN & UTILITY ROOM
- NEUTRALLY DECORATED
- INTEGRAL GARAGE & OFF ROAD PARKING
- OPEN PLAN LIVING
- BATHROOM & SEPARATE W.C.
- ENCLOSED GARDEN
- ENERGY PERFORMANCE RATING D

Guide Price £425,000

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Everard Glade, Sheffield

DESCRIPTION

GUIDE PRICE £425,000 - £450,000

Hunters Woodseats are delighted to market this modern four bedroom detached house in the highly desirable residential area of Bradway which boasts the local "Good Ofsted" primary school. The property, which is neutrally decorated throughout, offers open plan living over two levels and briefly comprises; entrance porch, entrance hall with stairs to the first floor. The front facing living room has a feature fire place with double doors opening up through to a delightful dining area. There is a separate modern German made kitchen with matching wall and base units along with a range of integrated appliances. A separate utility room has space for a washing machine and tumble dryer along with wall and base units. There is a ground floor w.c. and courtesy door to the integral garage which houses a wall mounted gas fired boiler. To the first floor is the landing, four bedrooms, family bathroom and a further separate w.c. Externally the property has a block paved frontage providing off road parking whilst a path to the side leads to the rear enclosed garden. The rear garden has a patio seating area, planted borders and an area laid to lawn.

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 D.

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.

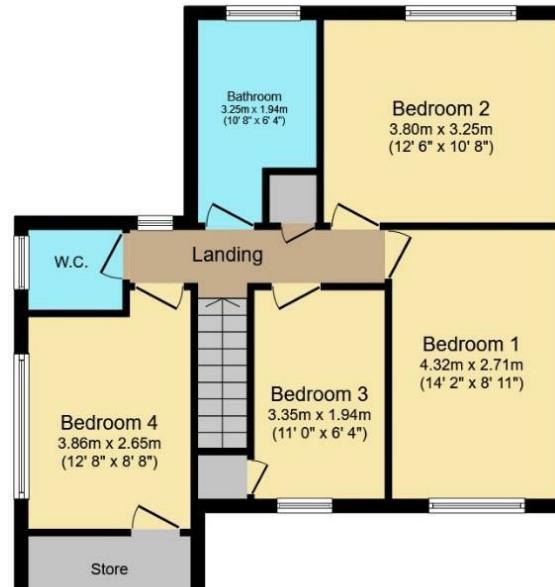
MORTGAGE FACILITIES

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.







Total floor area 135.2 sq.m. (1,456 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).

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Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

764 Chesterfield Road, Woodseats, S8 0SE

Tel: 0114 258 0111 Email:

sheffieldwoodseats@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

THINKING OF SELLING? 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.

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