



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

104 Archer Road, Sheffield, S8 0JT

104 Archer Road, Sheffield, S8 0JT

£265,000

A tastefully decorated and well proportioned, bay windowed, three bedroom mid terrace house situated in a highly popular and convenient location. The property which has accommodation over three levels plus a cellar briefly comprises; side entrance lobby with stairs to the first floor, to the front is the living room with a front facing bay window and a feature fire place having an ornamental fire. To the other side of the lobby is the fantastic dining kitchen having a chimney recess and wood burning stove to the dining area which flows into the kitchen which in turn has an 'L' shaped range of matching wall and base units. French doors open out to access the garden whilst an under stairs door opens to the cellar head. To the first floor is the landing which has stairs to the second floor, two double bedrooms and an off shot bathroom having a modern white suite. To the second floor is a further double bedroom having a front facing dormer window, built in wardrobes and an ensuite shower room. Externally the property has a front fore garden with a shared passageway leading to the rear garden. The rear garden is level and enclosed having a stone patio seating area and a block paved area with planted borders. There is also a timber garden shed.

#### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 800 years from 03/07/1912 at a ground rent of £2 per annum.

#### RATING ASSESSMENT

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

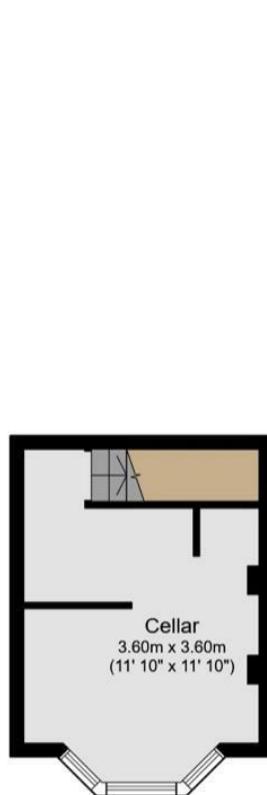
#### VACANT POSSESSION

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.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | [www.hunters.com](http://www.hunters.com)



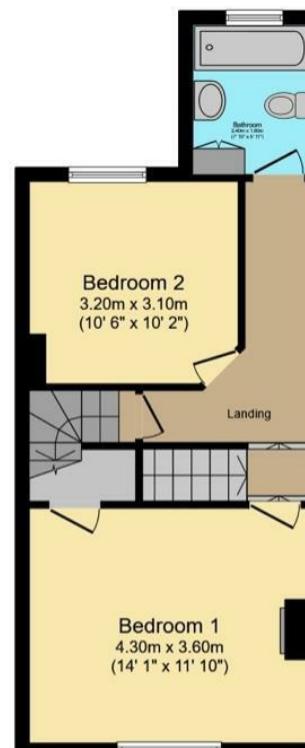
## Cellar

Floor area 17.3 sq.m. (186 sq.ft.) approx



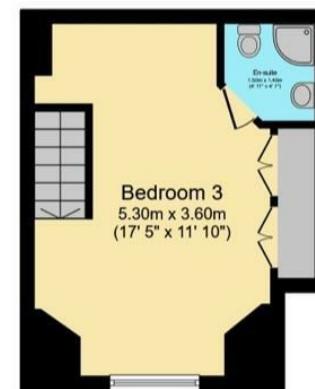
## Ground Floor

Floor area 36.4 sq.m. (391 sq.ft.) approx



## First Floor

Floor area 41.3 sq.m. (445 sq.ft.) approx



## Second Floor

Floor area 22.2 sq.m. (239 sq.ft.) approx

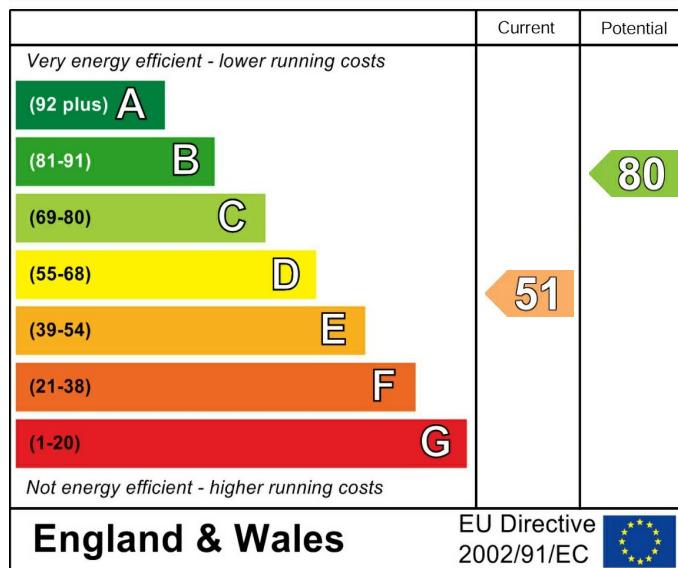
Total floor area 117.1 sq.m. (1,261 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		51
(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.

