



HUNTERS[®]
HERE TO GET *you* THERE

39 Perigree Road, Woodseats, Sheffield, S8 0NE

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Asking Price £290,000

Situated on the desirable Perigree Road in Sheffield, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three bedrooms, this property offers ample space for comfortable living. The open plan living area is a standout feature, providing an inviting atmosphere perfect for both relaxation and entertaining.

The property benefits from off-road parking, complemented by a double garage with electric roller door, ensuring convenience and security for your vehicles. The conservatory and low maintenance garden is ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening tasks.

With no onward chain, this home is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly. Perigree Road is situated in a friendly neighbourhood, close to local amenities and excellent transport links, enhancing the appeal of this lovely residence.

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 B.

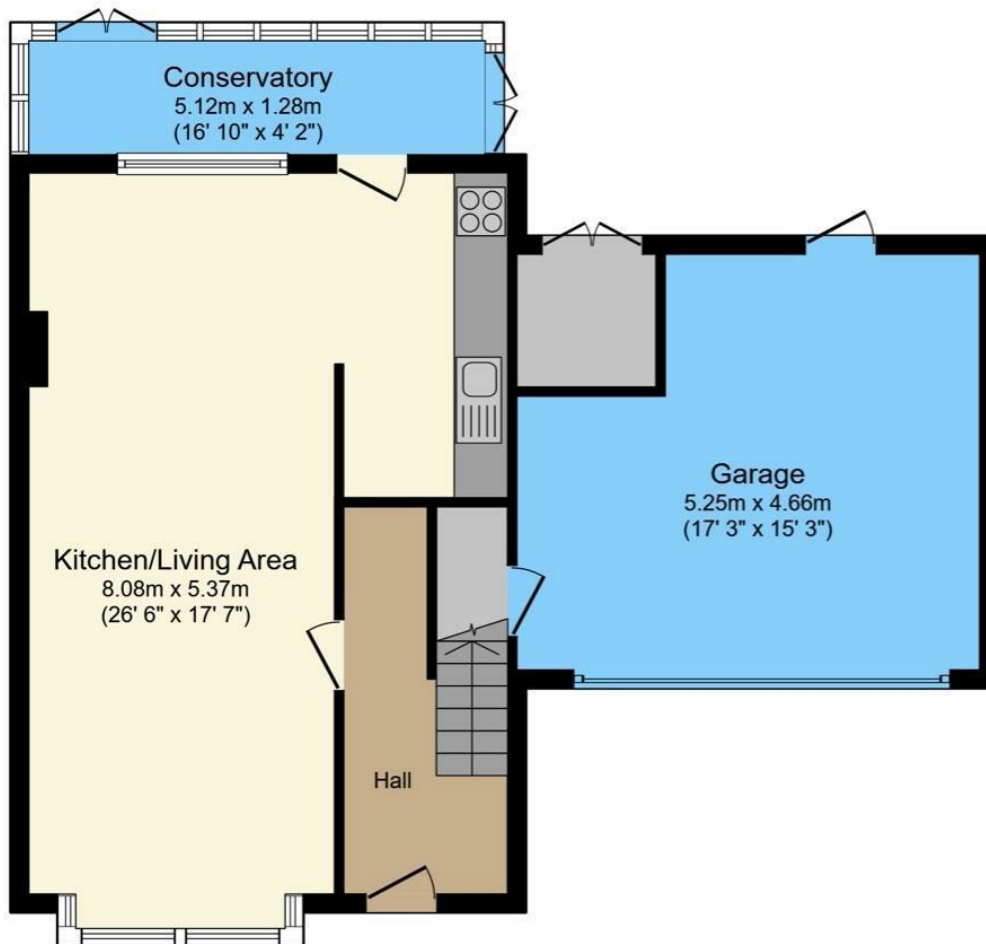
VACANT POSSESSION

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

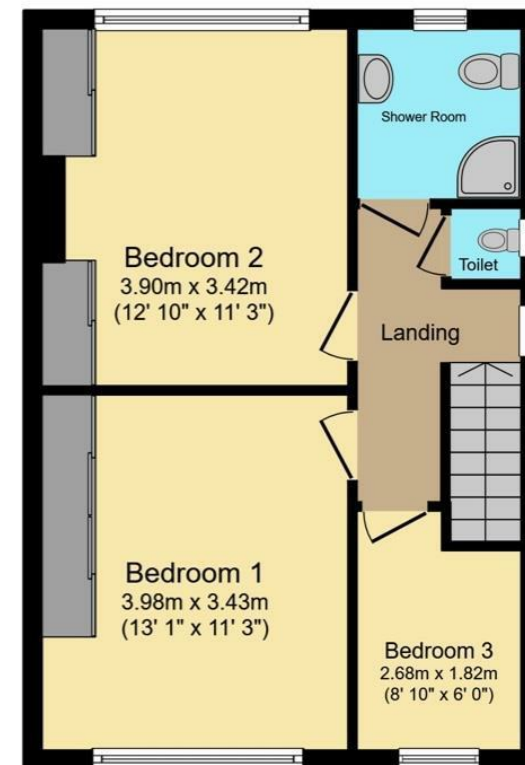
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 76.5 m² (824 sq.ft.) approx



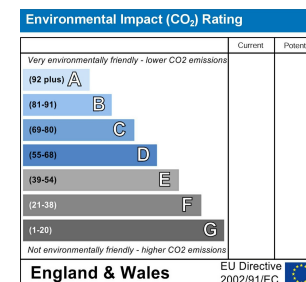
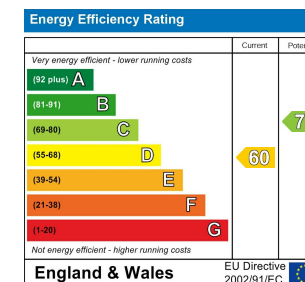
First Floor

Floor area 43.4 m² (467 sq.ft.) approx


Total floor area 119.9 m² (1,291 sq.ft.) approx

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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. 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.



