



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

35 Chancet Wood View, Sheffield, S8 7TS

# 35 Chancet Wood View, Sheffield, S8 7TS

£340,000

A three bedroom, bay windowed detached house situated on this tree lined street in the popular Chancet Wood area of Sheffield. The property which is tastefully decorated throughout is available and briefly comprises; side entrance lobby having access to a cloakroom/w.c. The bay windowed lounge is to the front and has a feature limestone fire place with a fitted gas fire. To the rear of the property is an open plan dining kitchen with the kitchen area having a range of matching wall and base units, integrated appliances and subway style tiling, the dining area has french doors to access the garden.

To the first floor is the landing, three bedrooms with the master having fitted floor to ceiling wardrobes to one wall.

Externally the property has a front garden laid to lawn with a block paved driveway to the side being gated part way down and leads to a detached garage. The low maintenance rear garden has both a timber and a composite decked seating areas with an area of pebbles set within planted raised beds making it an ideal space for alfresco dining.

## GENERAL REMARKS

## TENURE

This property is long Leasehold with a term of 200 Years (Less 3 Days) From 8 March 1976 at a ground rent of £120 per annum.

## RATING ASSESSMENT

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

## VACANT POSSESSION

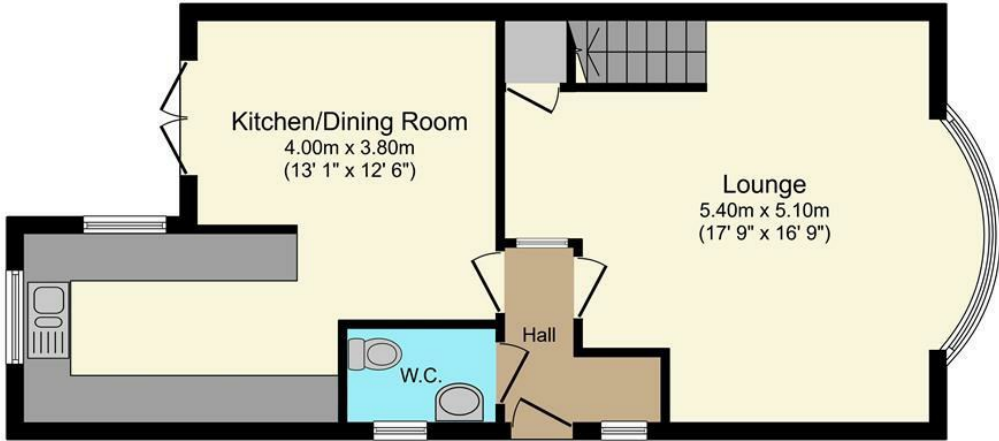
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

## MORTGAGE FACILITIES

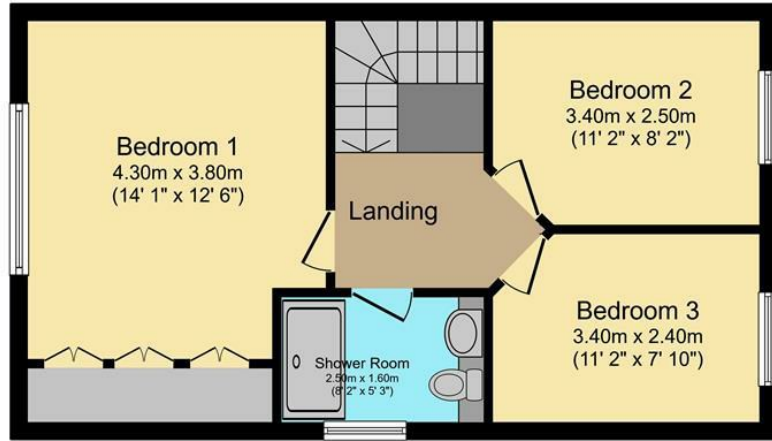
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com

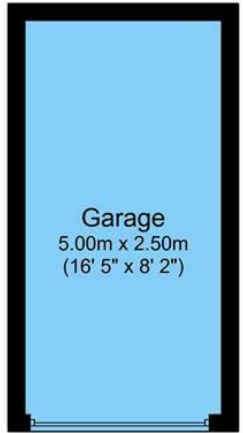




**Ground Floor**  
Floor area 54.2 m<sup>2</sup> (584 sq.ft.) approx

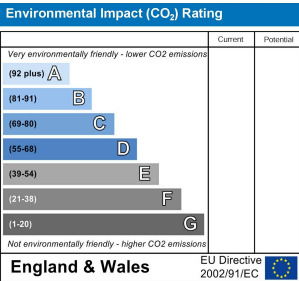
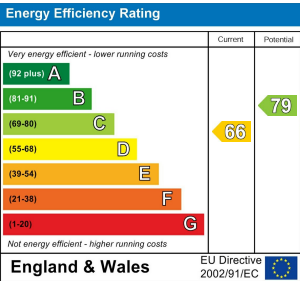


**First Floor**  
Floor area 47.4 m<sup>2</sup> (510 sq.ft.) approx




**Garage**  
Floor area 12.5 m<sup>2</sup> (135 sq.ft.) approx

Total floor area 114.2 m<sup>2</sup> (1,229 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		79
(69-80) C	66	
(55-68) D		
(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.

