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68 Hazlebarrow Drive, Jordanthorpe, Sheffield, S8 8AS

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## Asking Price £130,000

Nestled in the head of Hazlebarrow Drive is this larger style, three-bedroom end town house with attached garage and off road parking.

This property offers great potential for those looking to create their dream home, with the opportunity to put your stamp on it through a scheme of modernisation. The spacious interior provides a living room, cloakroom/w.c. built in storage cupboard and a fantastic dining kitchen. To the first floor are three bedrooms, ideal for a growing family or those in need of a home office or guest room along with a family bathroom.

Externally there is a level and enclosed rear garden offering a private outdoor space, perfect for relaxing or entertaining guests on sunny days.

Located in a sought-after area, this property is a fantastic opportunity for those looking to invest in a home with great potential. With no onward chain, the path to making this house your own is clear and hassle-free.

### 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 A.

#### VACANT POSSESSION

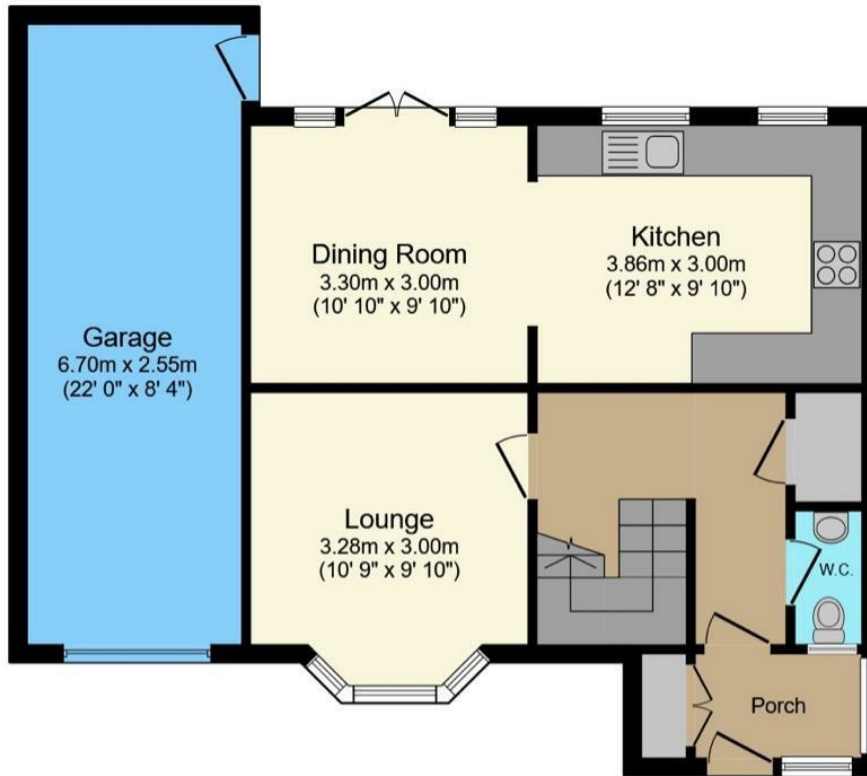
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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.

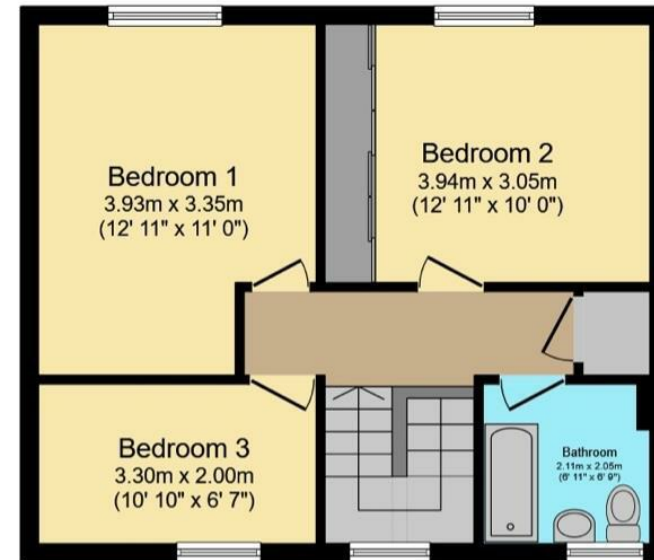
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## Ground Floor

Floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx



## First Floor

Floor area 44.8 m<sup>2</sup> (482 sq.ft.) approx


Total floor area 113.2 m<sup>2</sup> (1,219 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>70</b>	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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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.















