



## Broadway Road, Sheffield

- THREE BEDROOMS
- DETACHED
- WOULD BENEFIT FROM A SCHEME OF MODERNISATION & REFURBISHMENT
- EXCELLENT LOCATION
- PLANS AVAILABLE FOR SIDE EXTENSION
- OFF ROAD PARKING & DOUBLE GARAGE
- NO ONWARD CHAIN
- ENERGY PERFORMANCE RATING E

Offers In Excess Of £300,000

**HUNTERS®**

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# Bradway Road, Sheffield

## DESCRIPTION

Hunters Woodseats are pleased to present to market this late 1940's three bedroom detached house with double detached garage. The property, which has granted planning for a fantastic side extension briefly comprises; entrance hall with stairs to the first floor, a front bay windowed living room, rear dining room and separate kitchen. To the first floor are two double bedrooms and a generous single, modern shower room and separate w.c. Externally the property has gardens to the front and rear while the side has a double garage which could provide space for a side extension. The proposed side extension would comprise of a separate entrance/cloakroom, open plan kitchen/dining and living area - any buyer should comply with building and planning regulations.

## 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

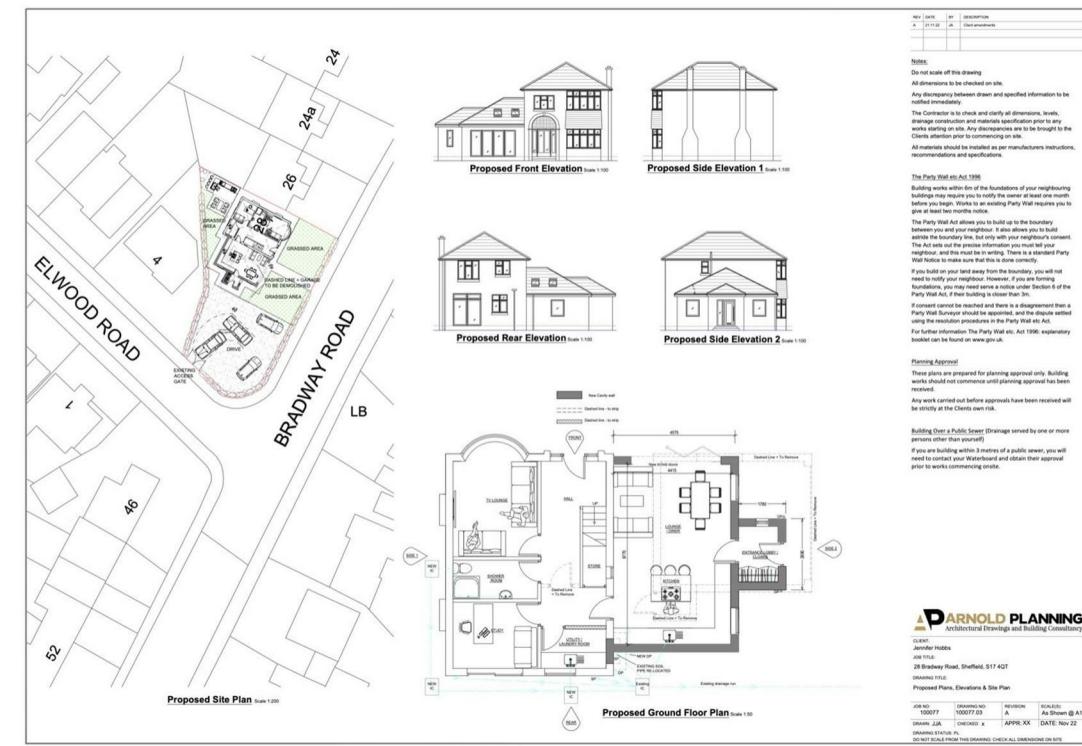
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

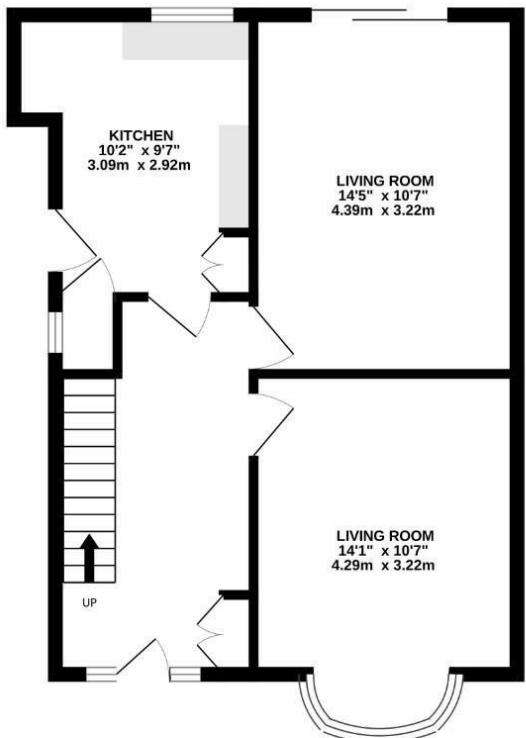
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

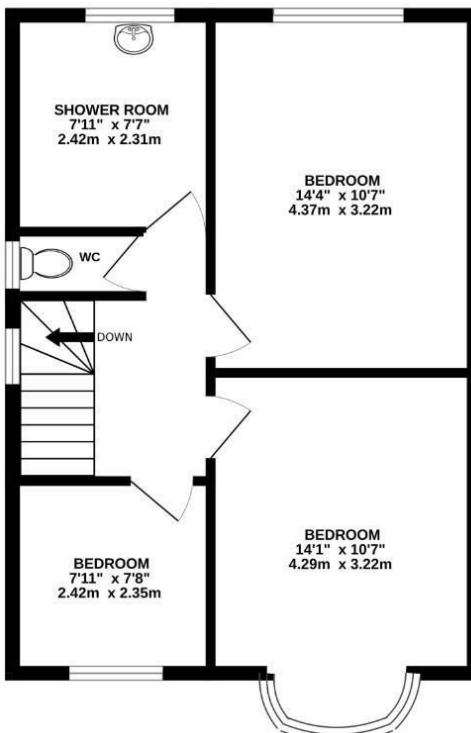




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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](mailto: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		78
(69-80) C		
(55-68) D		50
(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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