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5 Middlefield Croft, Dore, Sheffield, S17 3AS

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Asking Price £650,000

A three bedroom, two bathroom detached bungalow situated at the end of a quiet cul-de-sac in the heart of Dore Village. This well presented property offers excellent living accommodation at over 1500 sq ft and briefly comprises; entrance porch, entrance hall with built in cupboard and cloakroom w.c. together with a separate shower room with bidet and vanity wash hand basing. The open 'L' shaped living room has a window to the front together with a sliding patio door to access the garden patio, to the end of the living area is dining space adjacent to the kitchen. The kitchen has a range of matching wall and base units with a peninsular breakfast bar. There is a side porch and a separate utility room. An inner hallway leads off the dining area to three bedrooms and family bathroom.

Externally the property has off road parking for three cars to the front which also provides access to the integral garage. The garage has a pitched roof and loft access to the sub roof void of the property providing useful storage.

To the rear is a delightful enclosed and landscaped garden with imitation lawn and mature planted borders along with a green house and timber garden shed.

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 F.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









