



HUNTERS®
HERE TO GET *you* THERE

60 Hazlebarrow Drive, Jordanthorpe, Sheffield, S8 8AS

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Asking Price £150,000

Hunters Woodseats are delighted to market this beautifully presented, larger style three bedroom, mid town house situated at the head of a cul-de-sac. The property which has an EPC rating C is an ideal purchase for both first time buyers and turn key landlords and briefly comprises; entrance porch, entrance hall with built in cupboard and cloakroom w.c. together with stairs to the first floor. The living room is to the front of the property and has a bow window whilst to the rear is a fantastic open plan dining kitchen running the width of the house. The kitchen has a range of matching wall and base units together with an integrated appliances including oven, hob, dishwasher, washing machine and Fridge Freezer. The dining area has a sliding patio door to the garden. To the first floor is the landing, three double bedrooms and a modern bathroom. Externally the property has a dwarf wall enclosing the front fore garden, to the rear is a stunning, landscaped garden with lawn and patio seating areas making it an ideal space for outside entertaining and alfresco dining. This property must be viewed to appreciate the size and quality of accommodation on offer together with its location on the edge of the estate.

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

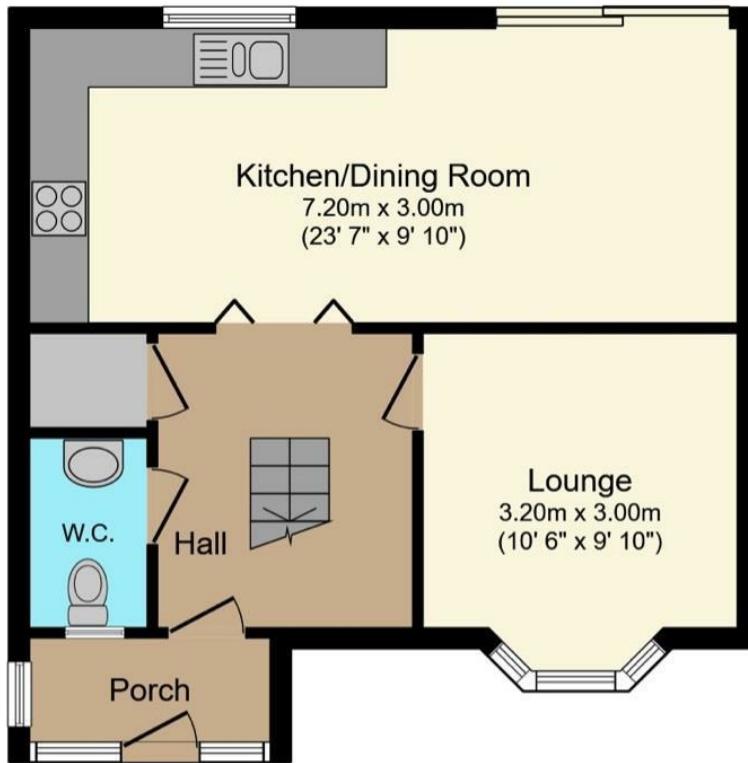
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

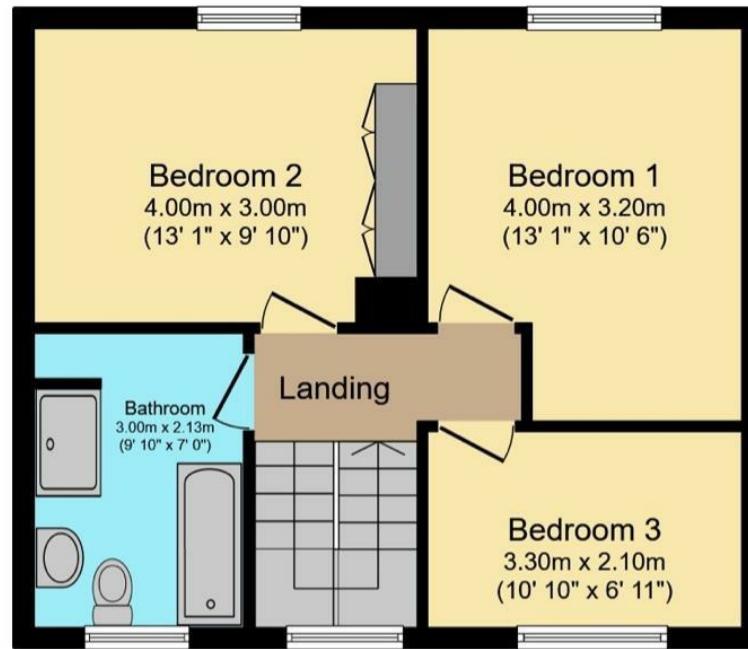
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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

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



First Floor

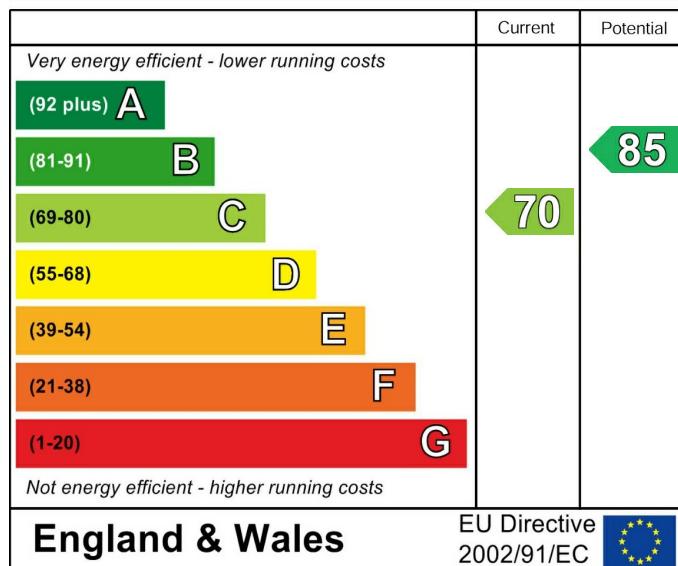
Total floor area 91.3 sq.m. (982 sq.ft.) approx

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).

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Rating



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.

