



HUNTERS®

HERE TO GET *you* THERE

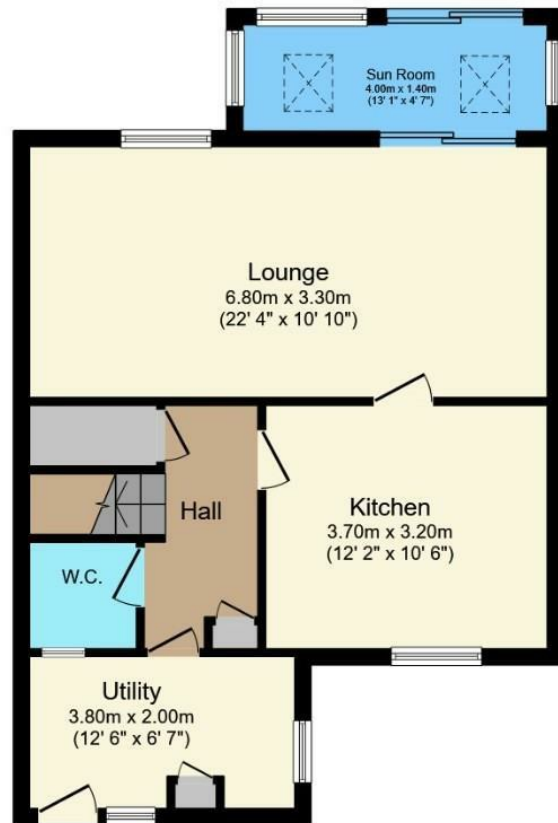
10 Selly Oak Grove, Sheffield, S8 8DW

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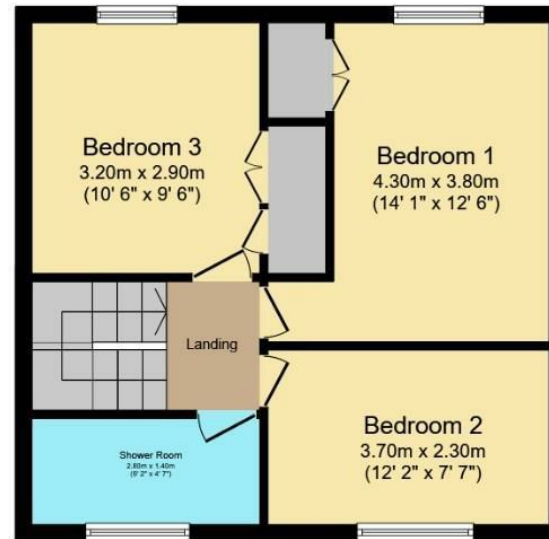
£150,000

Hunters Woodseats are delighted to present an ideal first time buyers home occupying a generous plot in this popular residential area. This three bedroom end terrace, having undergone a full scheme of modernisation just three years ago, truly needs to be viewed to fully appreciate the size and standard of accommodation on offer. Entry via a secure gate to the front porch, ideal for coats and boots and housing the boiler with storage units and space for a tumble dryer. Through to the entrance hallway with a large storage cupboard and stairs rising to the first floor. Downstairs closet with sink basin and W/C. The kitchen overlooks the front garden with a good range of wall and base units. Integrated appliances include a double electric oven, electric hob, a dishwasher and space for a washing machine and fridge freezer. Through to a relaxing lounge diner with patio doors leading into a superb sun room with two velux windows. The lounge offers a wall mounted electric fire and TV shelf with plenty of space for furniture. Upstairs the master bedroom has floor to ceiling fitted wardrobes and spot lights. Further double bedroom with built in storage and a single bedroom. Shower room with walk in shower, W/C and sink basin. Outside the front garden is accessed via a gate with a ramp up to the front door. The rear garden is surrounded by a privacy fence with a pebbled area and a lawn. Conveniently situated in this highly popular residential area convenient for local amenities, public transport services and Ring Road.

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Ground Floor



First Floor

Total floor area 103.5 m² (1,114 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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GENERAL REMARKS

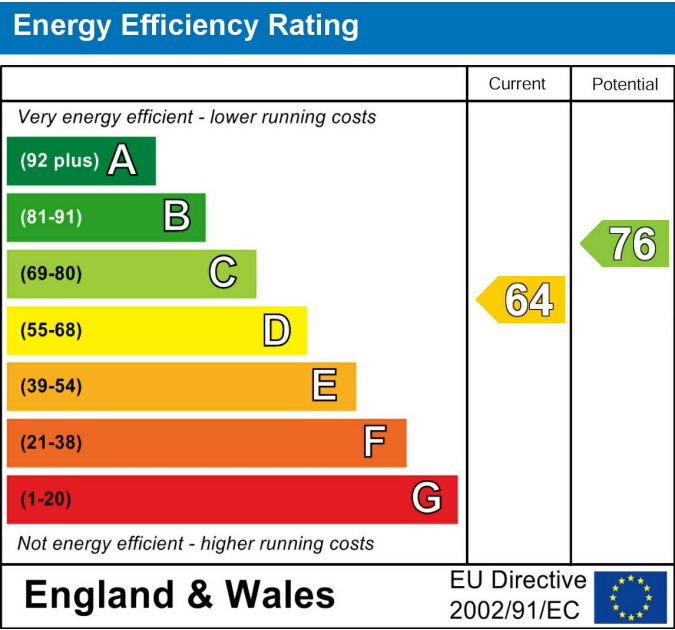
GENERAL REMARKS

TENURE The property is Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon 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



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.









