



**HUNTERS**<sup>®</sup>  
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176 Springfield Road, Sheffield, S7 2GJ



# 176 Springfield Road, Sheffield, S7 2GJ

## £350,000

We are acting in the sale of the above property and have received an offer of £365,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A three bedroom bay windowed semi detached house situated in the highly sought after area within catchment for both popular primary and secondary schools. The property would benefit from a scheme of modernisation and briefly comprises; entrance lobby, entrance hall with stairs to the first floor. The living room is to the front and flows through to the rear dining area. The separate kitchen has a wall mounted gas fired combination boiler. To the first floor is the landing, three bedrooms, shower room and separate w.c. Externally there is a small front garden with a driveway to the side providing off road parking. To the rear is a longer than average garden which has a patio seating area, mature shrubs but other wise is mainly laid to lawn.

### GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1934 at a pepper corn ground rent.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

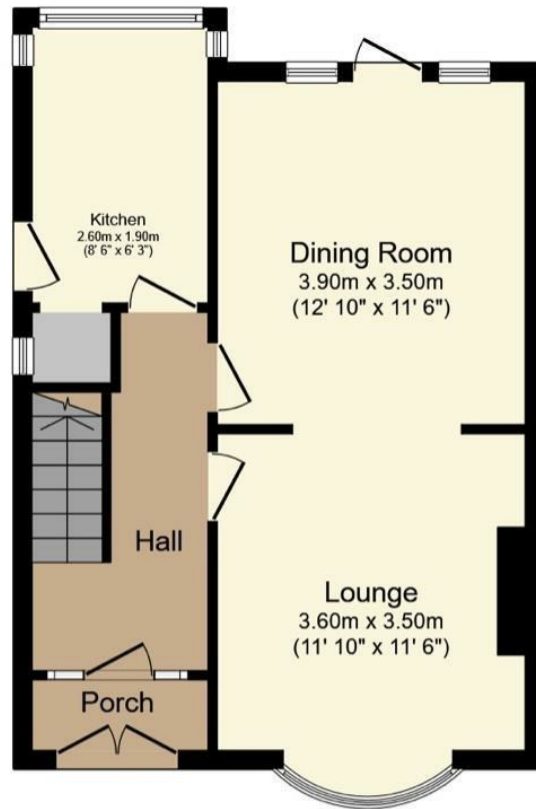
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

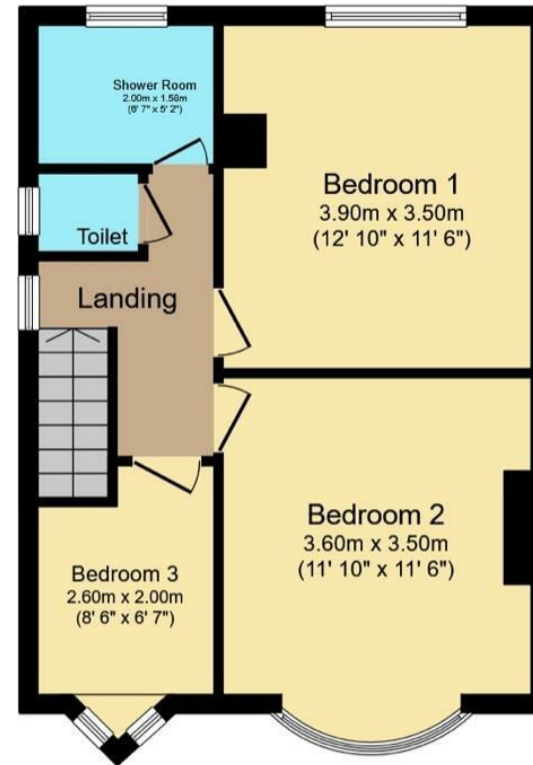
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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**

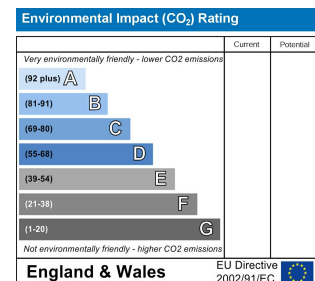
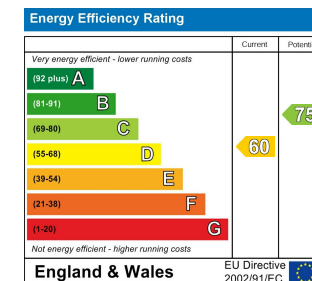


**First Floor**


Total floor area 88.3 m<sup>2</sup> (950 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	60	
(55-68) D		
(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. 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.





