



HUNTERS[®]
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23 Burnt Stones Close, Sandygate, Sheffield, S10 5TS

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Asking Price £600,000

Hunters Crookes are pleased to present to market this four double bedroom, detached house situated on a quiet cul-de-sac. The property which has accommodation over two floors and extended to the rear briefly comprises; entrance porch, entrance hallway with stairs to the first floor. There is a ground floor cloakroom/w.c. and a front facing living room with feature fireplace. To the rear is an extended second reception room with windows overlooking the garden, the room could be used as a formal dining room or second living room. The extended dining kitchen has a range of matching wall and base units, a door leads to a separate utility room.

To the first floor is the landing, four double bedrooms and family bathroom.

Externally the property has a front garden and ample off road parking by way of block paved driveway, leading to both an integral garage and carport.

To the rear is an enclosed and private rear garden with patio seating area and lawn surrounded by mature trees and shrubs making it an ideal space to entertain the family.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 1 April 1961 at a ground rent of £40 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

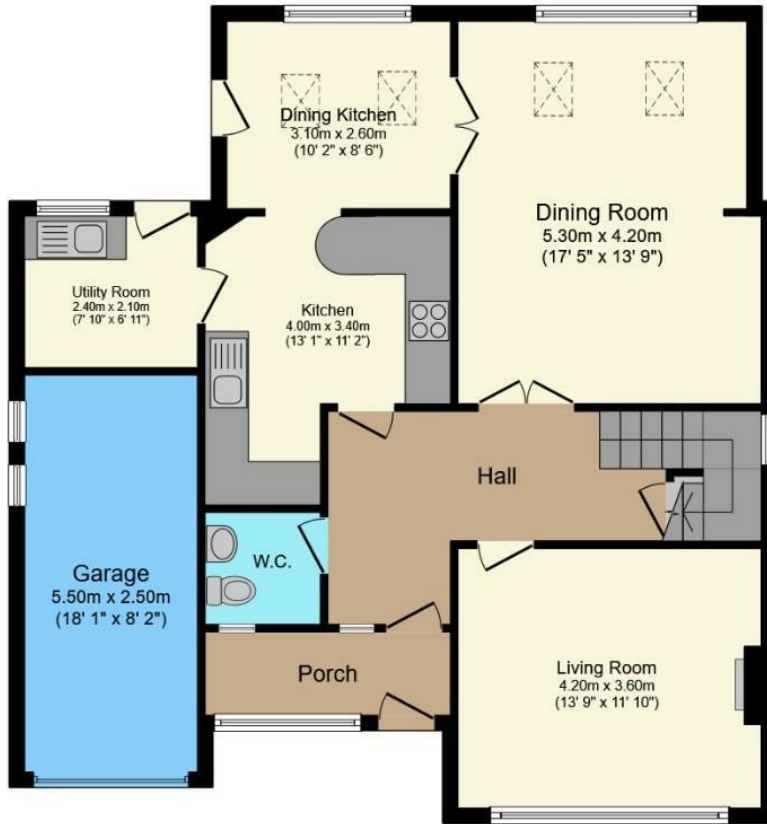
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

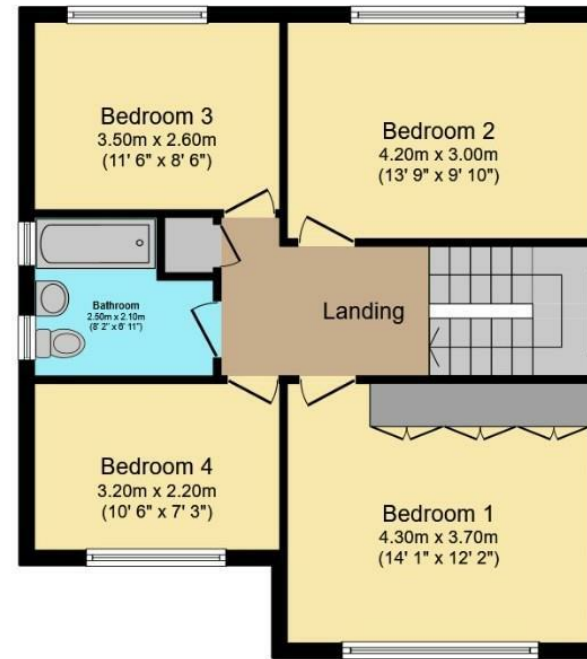
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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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Ground Floor



First Floor

Total floor area 159.0 sq.m. (1,711 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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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.







