



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

239 Abbeyfield Road, Sheffield, Yorkshire, S4 7AW

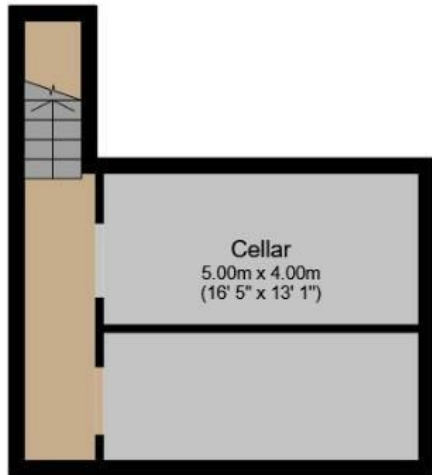


239 Abbeyfield Road, Sheffield, Yorkshire, S4 7AW

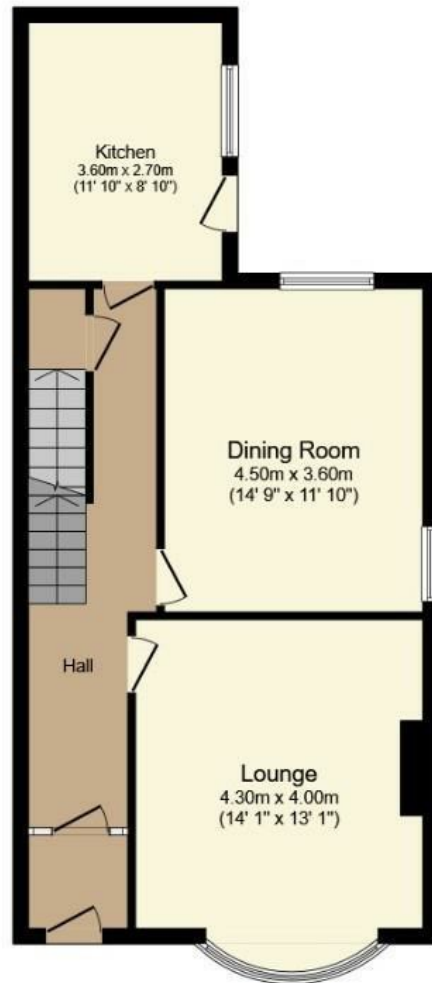
Asking Price £250,000

Hunters Crookes present a fantastic opportunity to purchase a remarkable five bedroom end terrace villa having off road parking to the rear and retaining many of its original features including the double coving, skirting boards and internal doors. Well placed on this popular road in Pitsmoor next to the green space of Devon Community Gardens, a haven for the birds and butterflies. Entry to the property via the front door into a large porch with original tiled floor and stained glass panels. Into a welcoming entrance hallway with super high ceiling, access to the first floor, under stairs cellar access and doors to all downstairs rooms. Bright and spacious lounge with large bay window. Separate dining room and kitchen with a good range of wall and base units having an integrated electric oven and gas hob. The first floor has two double bedrooms and a single bedroom or Study and a recently renovated family bathroom with a super sized bath, shower cubicle, W/C and sink basin. Stairs rise to the second floor having two double bedrooms. Outside the property has a secure rear entrance from the road below giving access to a private driveway. A path leads up through the lawn to a raised decked area. Well maintained front garden with mature shrubs

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



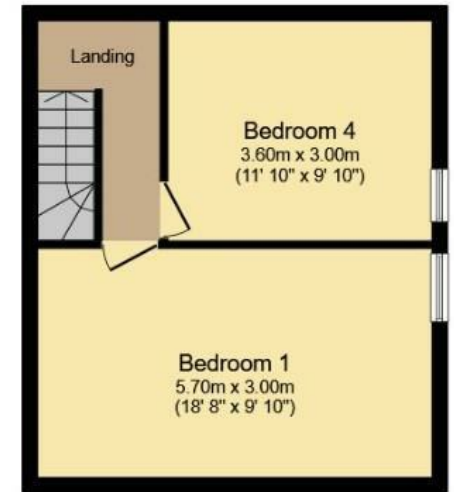
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 177.3 m<sup>2</sup> (1,908 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).

Powered by [www.focalagent.com](http://www.focalagent.com)


## GENERAL REMARKS

TENURE: The vendor is currently purchasing the Freehold title.

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

VACANT POSSESSION Vacant possession will be given on completion and all fixtures and fittings mentioned

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



















