



HUNTERS[®]
HERE TO GET *you* THERE

45 Huntley Road, High Storrs, Sheffield, S11 7PA

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Guide Price £400,000

Located in High Storrs, this extended semi-detached house on Huntley Road presents an excellent opportunity for families seeking a spacious and comfortable home. Available with no upper chain, this property boasts four well-proportioned bedrooms, making it ideal for both growing families and those who appreciate extra space.

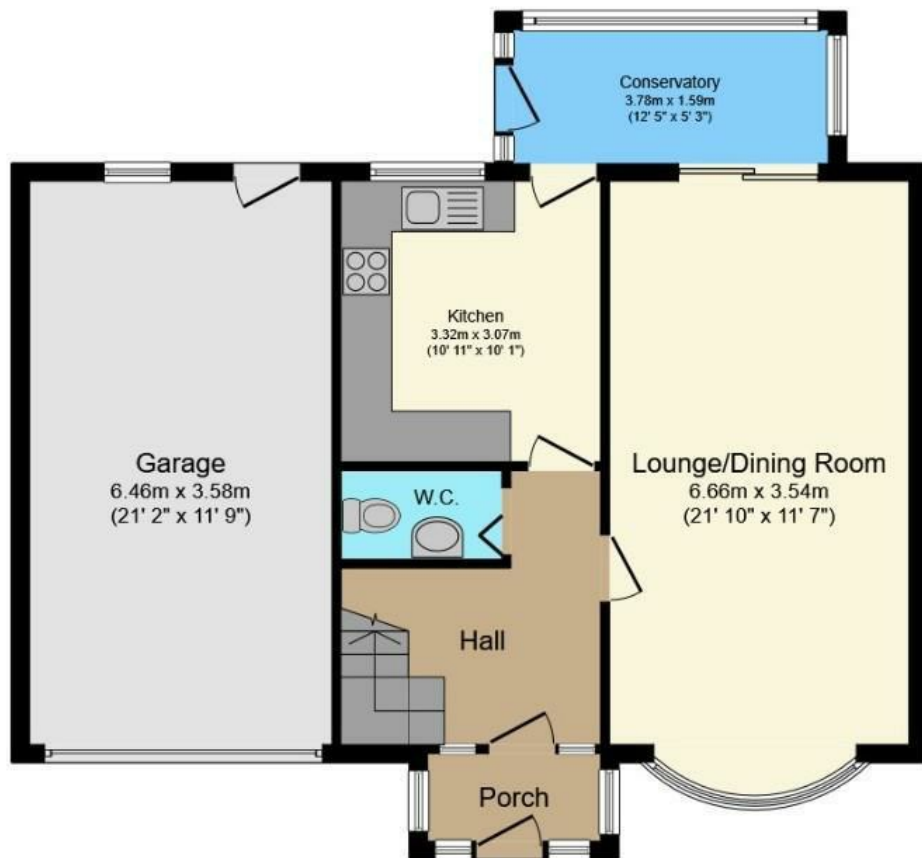
Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge dining room, perfect for entertaining guests or enjoying family time. The addition of a conservatory at the rear enhances the living space, allowing for an abundance of natural light and a lovely view of the garden. The dining kitchen is equipped with a range of wall and base units, providing ample storage and workspace for culinary enthusiasts.

Convenience is key, with a ground floor WC for guests and everyday use. The first floor benefits from the property's extension, featuring three double bedrooms and a single bedroom, ensuring everyone has their own comfortable retreat. The family bathroom is particularly impressive, offering a corner bath and a double walk-in shower, catering to all your relaxation needs.

Outside, the property is complemented by a well-presented garden, complete with a lush lawn and charming flower beds, providing a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking and a garage add to the practicality of this lovely home.

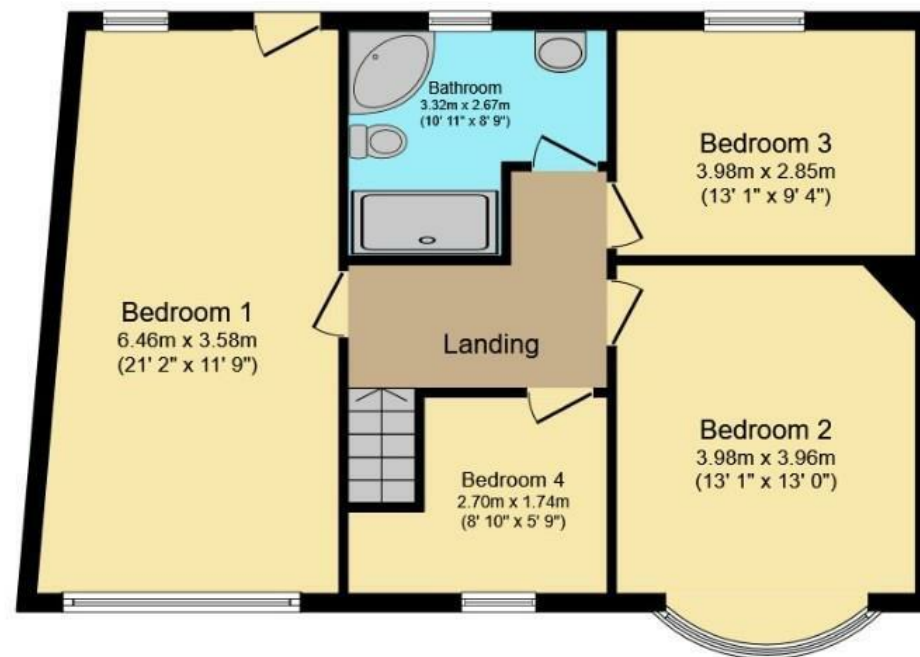
Situated in a sought-after residential area, this property enjoys excellent access to local schools, public transport links, and the beautiful surrounding countryside. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. Don't miss the chance to make this wonderful property your own.

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Ground Floor

Floor area 79.3 sq.m. (854 sq.ft.)



First Floor

Floor area 68.4 sq.m. (736 sq.ft.)

Total floor area: 147.7 sq.m. (1,590 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 01 September 1927 and a ground rent charge of £3.50 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

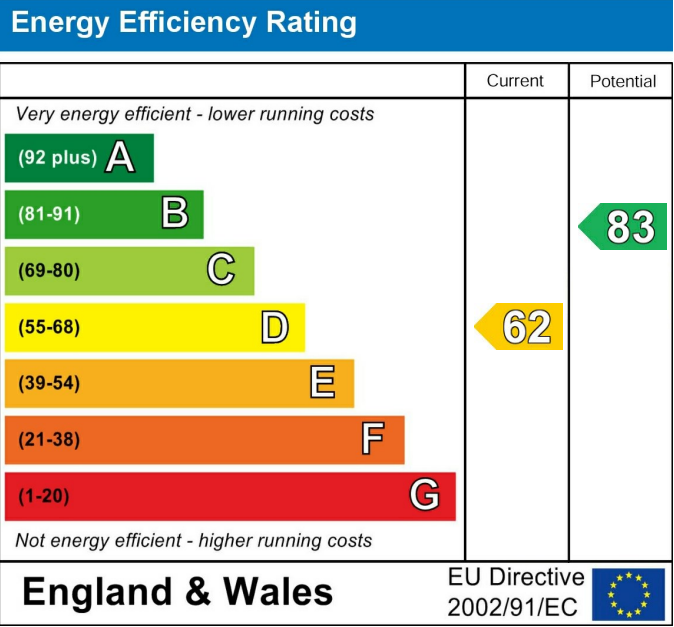
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.





