



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

18 Hurlfield Avenue, Gleadless, Sheffield, S12 2TJ



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Offers Over £230,000

| SOLAR PANELS | GARDEN ROOM | Nestled on the charming Hurlfield Avenue, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and a bay windowed lounge, this property is ideal for families or those seeking extra space.

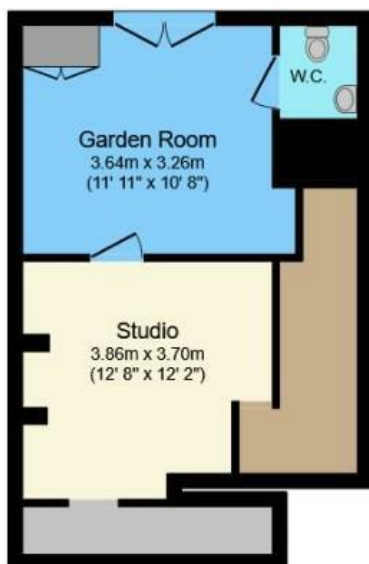
Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. To the rear, the open plan kitchen diner offers a range a wall and base units, with space for appliances. Through the lounge, there is access to the lower ground floor. This floor comprises a garden room, complete with an adjoining studio and downstairs W/C, presents a versatile area that can be tailored to your needs, whether as a playroom, home office, or additional living space.

To the first floor, the property comprises two double bedrooms, one single bedroom and the family bathroom, ensuring ease of access for all members of the household. The bathroom features a corner bath with shower over, a sink basin and W/C. There is a further attic room on the second floor. Additionally, the property boasts energy-efficient solar panels, making it not only environmentally friendly but also cost-effective in terms of energy consumption.

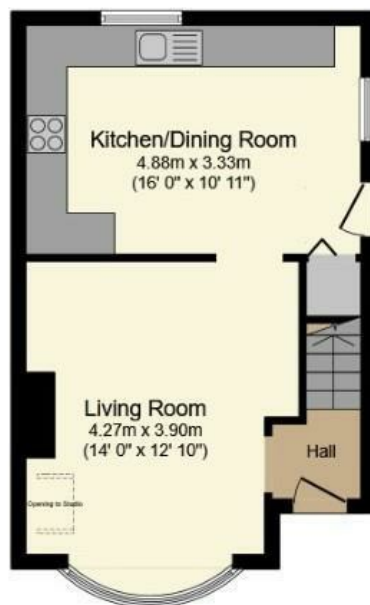
The spacious and private organic garden is a true highlight, featuring an external conservatory that allows you to enjoy the beauty of the outdoors all year round. The garden features a pond and two decks; one to the front and one to the back, allowing afternoon and evening sun. This tranquil outdoor space is perfect for family gatherings, gardening enthusiasts, or simply unwinding after a long day.

With its blend of traditional charm and modern conveniences, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

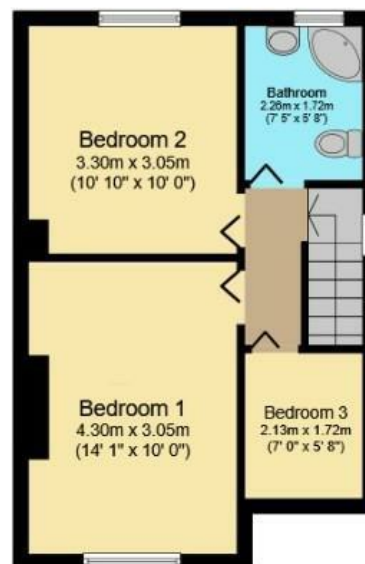
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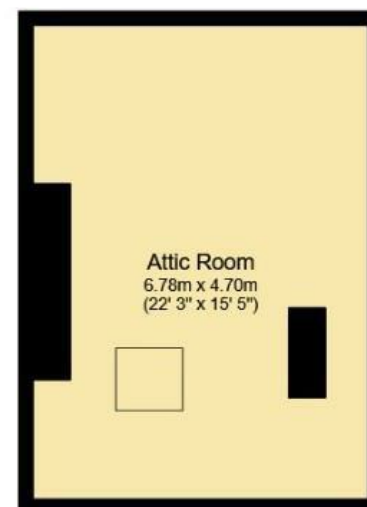
**Basement**  
Floor area 35.4 sq.m.  
(381 sq.ft.)



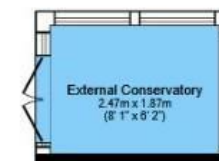
**Ground Floor**  
Floor area 37.6 sq.m.  
(404 sq.ft.)



**First Floor**  
Floor area 36.1 sq.m.  
(389 sq.ft.)



**Attic**  
Floor area 33.6 sq.m.  
(362 sq.ft.)



**Outbuilding**  
Floor area 4.6 sq.m.  
(50 sq.ft.)

**Total floor area: 147.3 sq.m. (1,585 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](http://www.Propertybox.io)

**GENERAL REMARKS**

**TENURE**

This property is long Leasehold with a term of 800 years from 21st July 1936 and an annual ground rent charge of £4.66 per annum.

**RATING ASSESSMENT**

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

**VACANT POSSESSION**

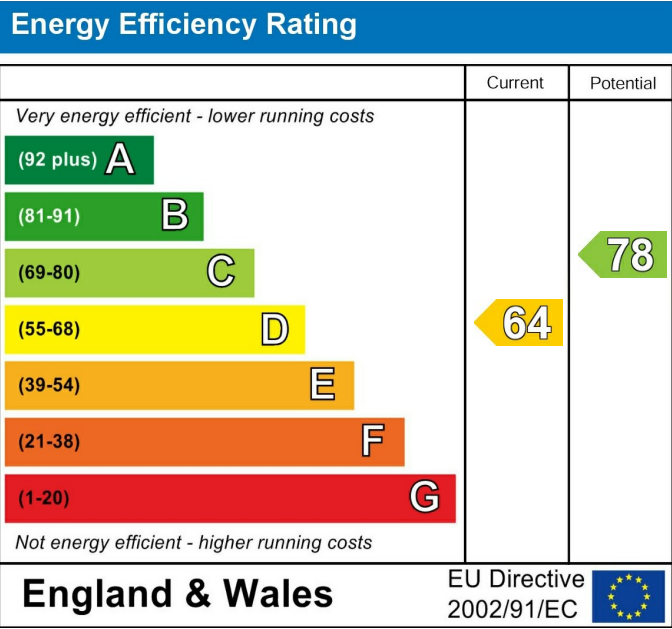
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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.

**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.





















