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11 Millmount Road, Meersbrook, Sheffield, S8 9EG

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## Asking Price £280,000

A three bedroom, bay windowed, semi detached house with modern dining kitchen and enclosed garden. This tastefully decorated property would be an ideal purchase for a young family and briefly comprises; side entrance lobby with stairs to the first floor, a bay windowed living room along with a feature wood burning stove, brick surround and stone hearth. To the rear is an open plan dining kitchen having stairs down to a cellar in the basement. The modern kitchen has a range of matching wall and base units along with an integrated fridge, oven and hob.

To the first floor is the landing, two bedrooms and a bathroom with a further double bedroom to the second floor where views over the city can be enjoyed.

Externally the property boasts an off road parking space - this could be made longer should the fencing currently enclosing the rear garden is moved. To the rear is an enclosed and level garden with a slightly raised area laid to lawn. There is also a brick built outbuilding.

### GENERAL REMARKS

#### TENURE

This property is Freehold.

#### 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.

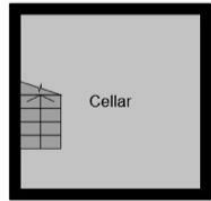
#### MORTGAGE FACILITIES

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

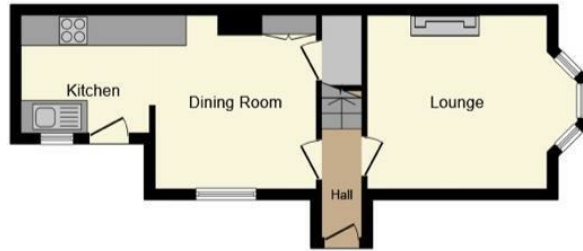
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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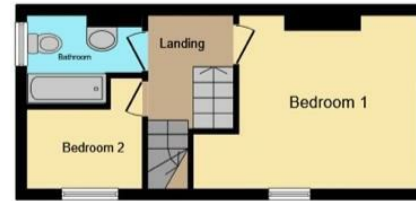




**Lower  
Ground  
Floor**



**Ground Floor**



**First Floor**



**Second  
Floor**

Total floor area 100.3 sq.m. (1,079 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		80
	51	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<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.



















