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118 Abbeydale Road South, Millhouses, Sheffield, S7 2QR

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## Offers In The Region Of £600,000

A four double bedroom, two bathroom, semi detached home located across from Millhouses Park. This substantial home at over 1500 sq ft has been modernised throughout and briefly comprises; entrance porch, entrance hall with built in cloak cupboard. The dining room is to the front having bay window overlooking the front garden with double doors flowing through to the rear living room having a feature stove and rear box window with French doors to the rear garden. The separate kitchen has a range of matching wall and base units, integrated appliances and a granite worktop. There is a w.c. with stairs down to the basement cellar.

To the first floor are three double bedrooms, two bathrooms with the master having an ensuite.

To the second floor is a fourth bedroom having a dormer window over looking the rear garden.

Externally the property has a garden to the front (which could be opened up to provide further off road parking STPP) with a driveway to the side leading to a detached garage with rear storage and w.c. The delightful South West facing rear garden has a patio seating area.

### GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 300 years from 1923 at a ground rent of £6.50 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

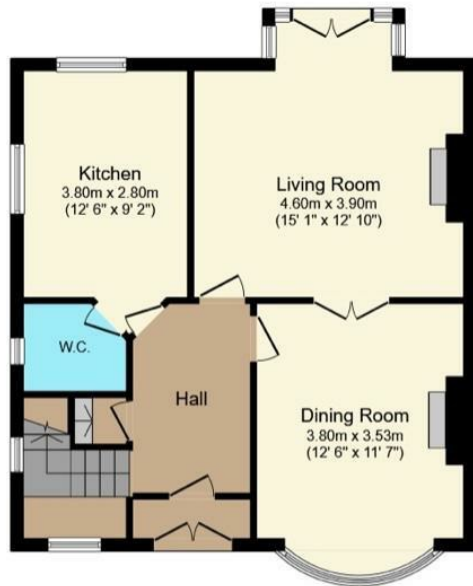
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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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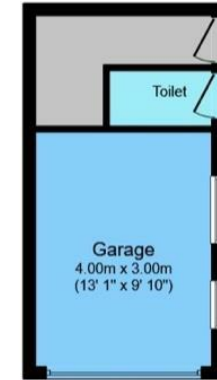
**Ground Floor**



**First Floor**



**Second Floor**

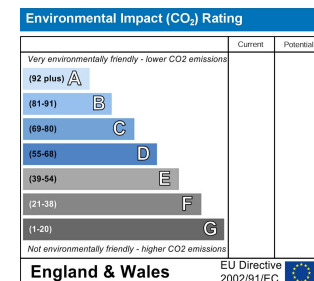
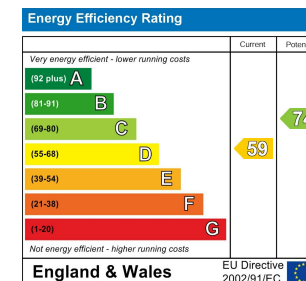


**Outbuilding**


Total floor area 154.1 sq.m. (1,659 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</b>	
(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.











