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163 Prospect Road, Totley Rise, Sheffield, S17 4HX

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## Offers In Excess Of £750,000

A four bedroom, four bathroom detached dwelling having a commanding position with far reaching views towards Blacka Moor. This substantial property has two double garages and is set with comprehensive grounds and gardens with the internal accommodation briefly comprises; entrance porch, entrance hall with open access to the bay windowed dining room and to a triple aspect living room with wood burning stove. Through to the centre of the house is a sitting room/snug with a porch to one side and the kitchen to the other having both a side and rear view over the garden. To the rear is a separate utility room and cloakroom/w.c. A ground floor double bedroom accessed off the sitting room/snug has its own ensuite bathroom.

To the first floor is the landing with access to three double bedrooms (two ensuite) whilst the master has a range of built in wardrobes and use of the family bathroom.

Externally the property has a block paved driveway leading to the two double garages, there are areas of mature shrubs and lawn to the front with steps from the driveway leading to a front raised patio seating area which has a path leading to a rear private patio. There is a tiered garden to the rear which is mainly laid to lawn but does have some raised beds for planting making it an ideal area for all the family.

### 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 F.

### 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.

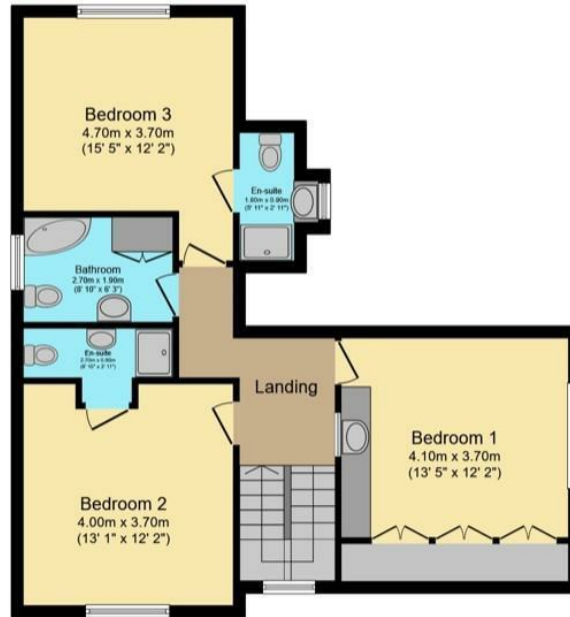
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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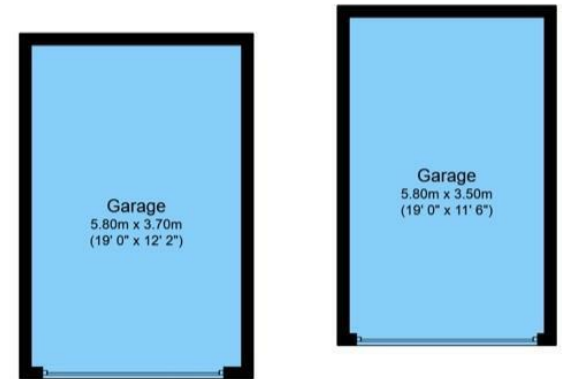
**Ground Floor**

Floor area 115.2 m<sup>2</sup> (1,240 sq.ft.) approx



**First Floor**

Floor area 69.5 m<sup>2</sup> (748 sq.ft.) approx



**Garage**

Floor area 42.0 m<sup>2</sup> (453 sq.ft.) approx

Total floor area 226.8 m<sup>2</sup> (2,441 sq.ft.) approx


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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		
England & Wales	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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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.

