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1 Everard Drive, Bradway, Sheffield, S17 4NE

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£340,000

A well presented three bedroom semi detached house situated within the highly popular area of Bradway. The property which is neutrally decorated throughout briefly comprises; side entrance lobby, open plan living area having a feature fireplace and stairs to the first floor. The living area flows through to the dining area which in turn opens up to the fitted kitchen. The kitchen has a rear facing box bay window overlooking the garden along with a range of matching wall and base units. A rear entrance porch provides utility space along with a downstairs w.c., store and courtesy door to the garage.

To the first floor is the landing, three bedrooms and white tiled bathroom.

Externally the property is set back from the road with a front garden and driveway leading to the garage. To the rear is a fantastic landscaped garden with decked seating area having steps down to an area laid to lawn making it an ideal area for all the family to enjoy.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 December 1968 at a ground rent of £** per annum.

RATING ASSESSMENT

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

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.

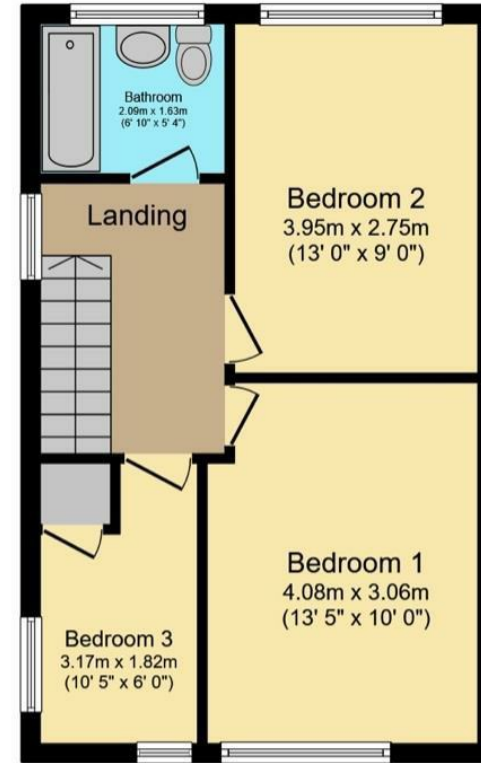
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Ground Floor

Floor area 63.6 m² (685 sq.ft.) approx

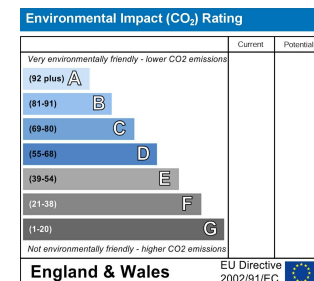
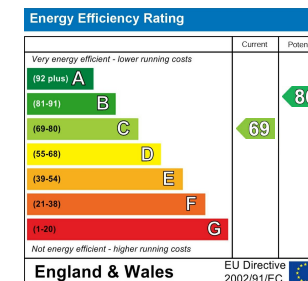


First Floor


Floor area 40.2 m² (432 sq.ft.) approx

Total floor area 103.8 m² (1,117 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). Powered by www.focalagent.com



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









