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39 Meadow Head Drive, Meadow Head, Sheffield, S8 7TQ

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£475,000

An extended three bedroom detached dormer bungalow situated having a driveway and detached garage. The property which boasts over 140m<sup>2</sup> briefly comprises; entrance porch, entrance hall with the first reception room and master bedroom being to the front. The second bedroom is central with a side window with the modern shower room being across the hallway where there is also a range of floor to ceiling built in storage. The kitchen overlooks the garden and is to the rear, there is a range cooker surrounded by matching wall and base units. There is a generous rear porch which accesses the garden. The rear reception room is currently used half as a dining area with the rear area as a further living space. Sliding patio doors open to access the garden whilst stairs from the dining area rise to access the first floor.

To the first floor is a study space with access to eaves storage along with a further third bedroom.

Externally the property has an area laid to lawn with a block paved driveway leading down the side of the property to a detached garage. To the rear is a level and enclosed garden with a patio seating area along with an area laid to lawn. Behind the garage area are two timber garden sheds along with a glazed green house to the side.

## 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 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

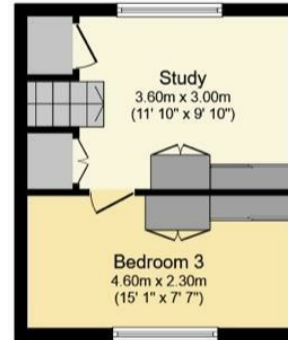
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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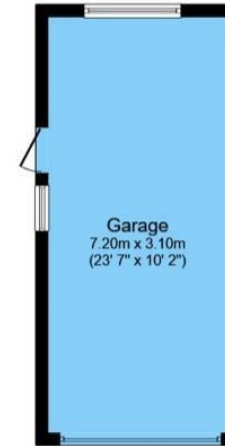




**Ground Floor**



**First Floor**

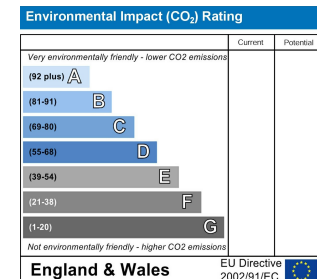
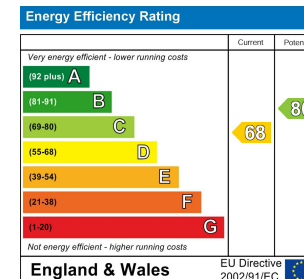


**Garage**


Total floor area 166.1 m<sup>2</sup> (1,788 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>		80
(69-80) <b>C</b>	68	
(55-68) <b>D</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.







