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6 Periwood Grove, Sheffield, S8 0HX

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Asking Price £450,000

Hunters Woodseats are delighted to market this four double bedroom, two bathroom, modern semi detached house situated on a quite cul-de-sac. The property which has been skilfully extended and tastefully decorated briefly comprises; entrance hall, cloakroom/w.c., two front facing reception rooms with one used as a play room and another as a family living room with the latter flowing through into the stunning dining kitchen having a range of matching wall and base units, integrated appliances and a central island. Off the kitchen is a separate utility room. To the first floor is the landing, three double bedrooms and family bathroom. The fantastic master suite is to the rear of the property over looking the garden and has a walk in wardrobe and luxury ensuite bathroom. Externally the property has a driveway providing off road parking for two cars together with front and rear gardens. The rear garden is enclosed with a top decked patio seating area, an area laid to lawn and a lower paved patio making it an ideal space for outside entertaining and alfresco dining.

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 C.

VACANT POSSESSION

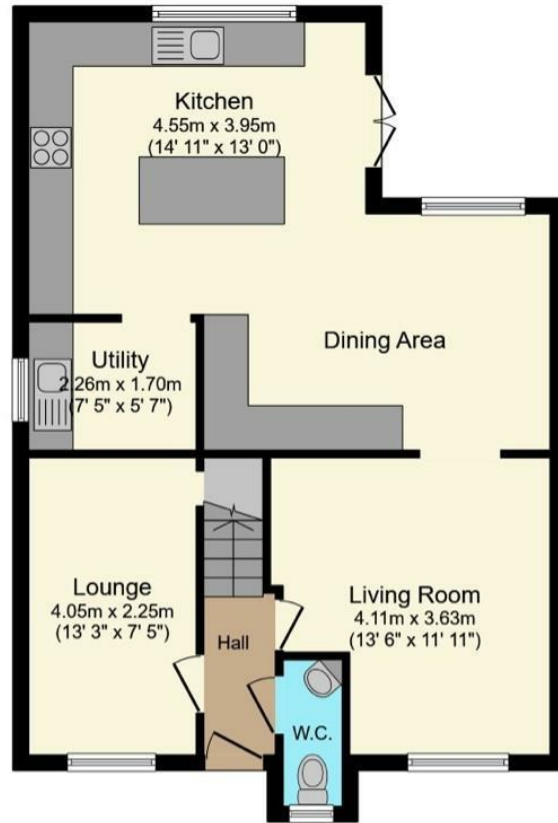
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

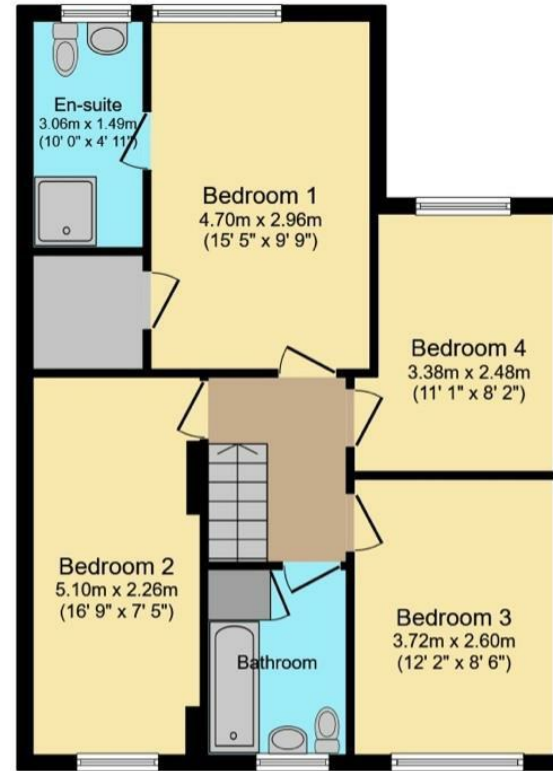
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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

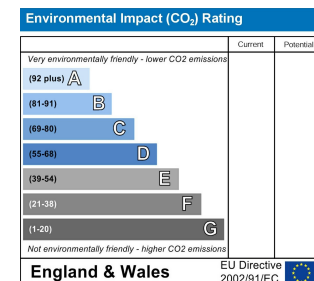
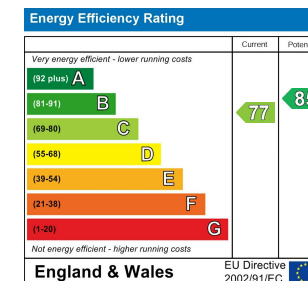


First Floor


Total floor area 126.8 sq.m. (1,365 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) A		
(81-91) B	77	85
(69-80) C		
(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.



