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20 Bowood Road, Sheffield, S11 8YG

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## Asking Price £375,000

A well presented four double bedroom, bay windowed, mid terrace house situated in this highly desirable area being only 0.1 of a mile from the vibrant Sharrow Vale Road and Ecclesall Road where there are excellent amenities including popular pubs, bars, restaurants and a variety of shops. There are regular transport links in to the city centre and the Peak District. The property which has accommodation over four levels would be an ideal purchase for a couple or family alike and briefly comprises; a side entrance lobby has stairs to the first floor with the bay windowed living room being to the front where there is a wood burning stove. To the rear is the fantastic open plan dining kitchen where there is a range of matching wall and base units together with space for a range cooker, fridge and dish washer. Access to the basement is from the dining area with the lower space providing a gym area to the front and a utility room to the rear.

To the first floor is the landing with stairs to the second floor, two double bedrooms and the modern bathroom having a walk in shower.

To the second floor is the landing and two double bedrooms both with dormer windows.

Externally the property has a small fore garden whilst to the rear is a delightful low maintenance and landscaped garden being an ideal space for outside entertaining and alfresco dining.

### GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1904 at a pepper corn ground rent.

### RATING ASSESSMENT

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

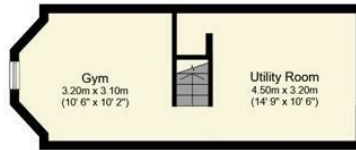
### VACANT POSSESSION

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

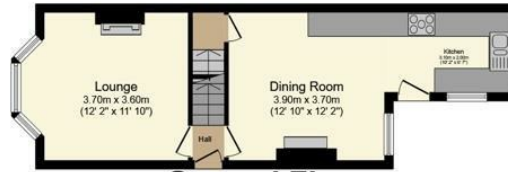
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LO

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sheffieldwoodseats@hunters.com | www.hunters.com



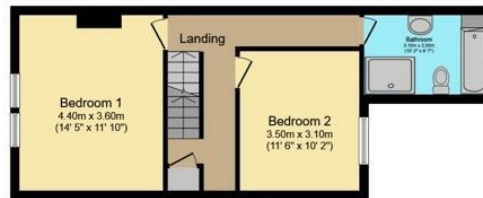
### Basement

Floor area 26.1 m<sup>2</sup> (281 sq.ft.) approx



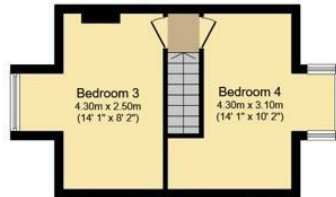
### Ground Floor

Floor area 39.0 m<sup>2</sup> (419 sq.ft.) approx



### First Floor

Floor area 43.8 m<sup>2</sup> (471 sq.ft.) approx

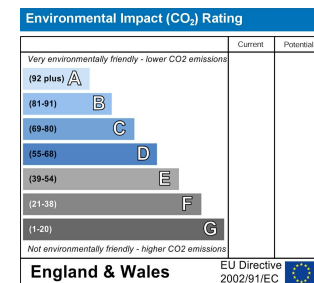
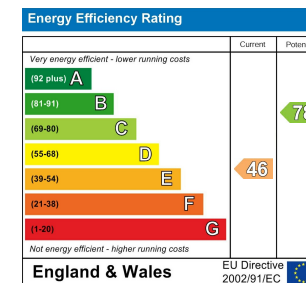


### Second Floor


Floor area 28.3 m<sup>2</sup> (304 sq.ft.) approx

Total floor area 137.1 m<sup>2</sup> (1,476 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 Powered by Focal



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	46	
(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.





