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HERE TO GET *you* THERE

50 Rosamond Avenue, Bradway, Sheffield, S17 4LT

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£580,000

A fantastic five/six bedroom, three bathroom detached home situated within an enviable position on the avenue. The property is well presented throughout and briefly comprises; entrance hall having stairs to the first floor. There is a front reception room overlooking the driveway with a further open plan living area, having French doors to access the garden.

The kitchen has a range of 'U' shaped modern wall and base units along with integrated appliances, there is a further range of floor to ceiling units. A side entrance lobby has access to a ground floor bedroom/study which is to the rear and a modern shower room. In turn the shower room has access through to the double garage.

To the first floor is the landing having loft hatch access to the roof void and five double bedrooms together with a luxury bathroom and separate shower room.

Externally the property has an open hard standing frontage which provides off road parking for several cars. A gated path to the side leads round to the rear where there is a patio seating area with steps up to an area of lawn making it an ideal space to entertain the family and for 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 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

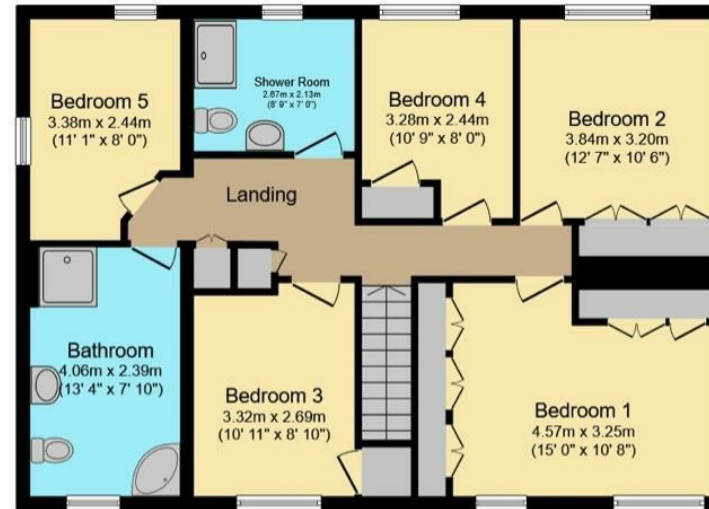
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 103.9 sq.m. (1,118 sq.ft.)



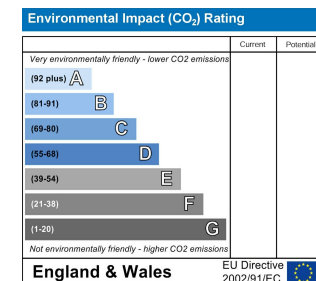
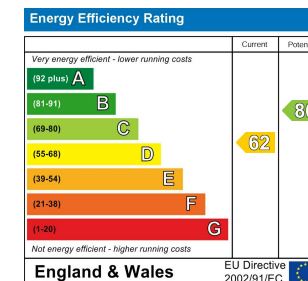
First Floor

Floor area 83.8 sq.m. (902 sq.ft.)


TOTAL: 187.7 sq.m. (2,020 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(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.





