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HERE TO GET *you* THERE

25 Aldam Way, Totley, Sheffield, S17 4GD

# 25 Aldam Way, Totley, Sheffield, S17 4GD

## £240,000

Welcome to this charming property located on Aldam Way, Sheffield. This delightful house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

Situated at the head of a quiet cul-de-sac, the modern dining kitchen is a focal point of the home, providing a stylish space to entertain guests or enjoy family meals.

The level garden is a wonderful feature, offering a tranquil outdoor space for gardening enthusiasts or for children to play in. Additionally, the convenience of a ground floor WC adds a practical touch to this lovely home.

Don't miss the opportunity to make this property your own and enjoy the comfort and convenience it has to offer.

The accommodation briefly comprises; entrance hall with built in cupboard, a front facing living room looks down the cul-de-sac. Towards the rear of the property is the cloakroom/w.c. and the fabulous dining kitchen having a range of matching wall and base units.

To the first floor is the landing, three bedrooms and bathroom having a modern white suite.

Externally the property has a front garden with a path leading to the front door. To the rear is an enclosed, level, low maintenance garden with raised beds and a timber garden shed.

### 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 B.

#### VACANT POSSESSION

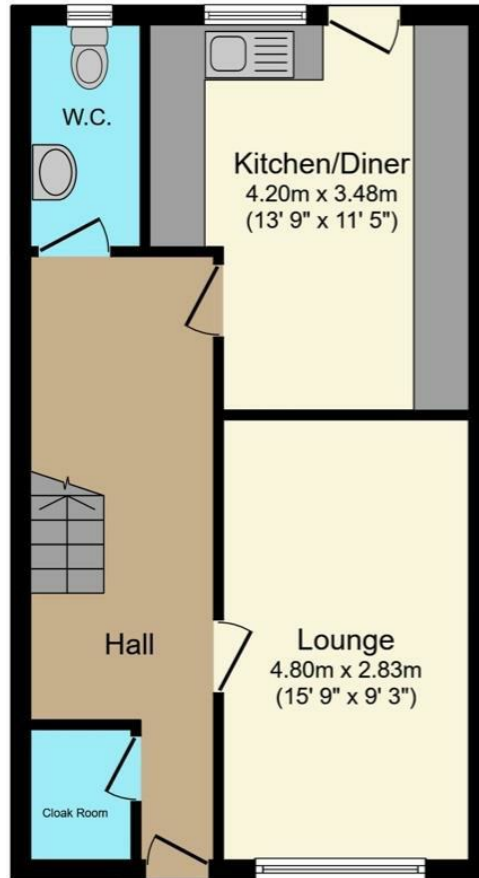
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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 LOANS SECURED ON IT.**

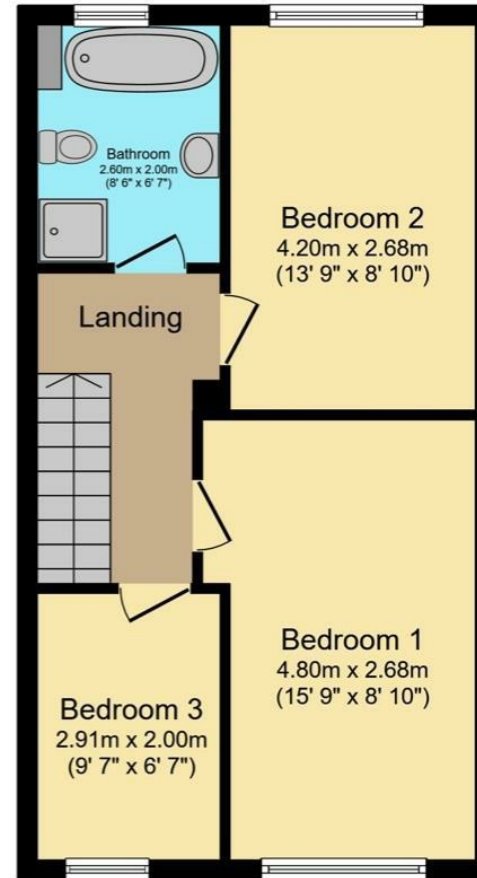
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sheffieldwoodseats@hunters.com | www.hunters.com





### Ground Floor

Floor area 43.5 m<sup>2</sup> (468 sq.ft.) approx

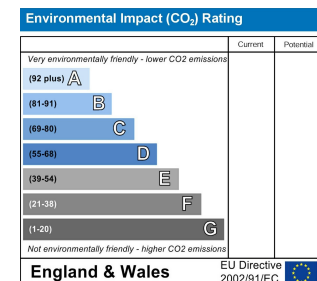
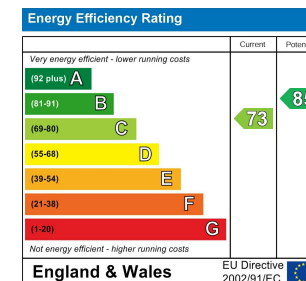


### First Floor


Floor area 43.5 m<sup>2</sup> (468 sq.ft.) approx

Total floor area 87.0 m<sup>2</sup> (936 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](http://www.focalagent.com)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(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.

















