



HUNTERS[®]
HERE TO GET *you* THERE

79 Hemper Lane, Greenhill, Sheffield, S8 7FA

79 Hemper Lane, Greenhill, Sheffield, S8 7FA

£475,000

Welcome to this charming extended five bedroom semi-detached house located on Hemper Lane in Sheffield. This delightful property boasts two reception rooms stretching front to back, perfect for entertaining guests or simply relaxing with your family. There is a ground floor w.c. and courtesy access to the garage.

The stunning dining kitchen is the heart of the home, where you can enjoy delicious meals and create lasting memories with your loved ones whilst overlooking the landscaped garden.

To the first floor are five spacious bedrooms with one used as a home office, there is plenty of room for everyone to have their own space and privacy. Two rooms share a Jack& Jill bathroom along with the luxury family bathroom.

Parking is provided to the front on the resin driveway which also provides access to the integral garage.

Step outside into the beautifully landscaped garden, a tranquil oasis where you can unwind after a long day or host summer gatherings with friends and family on the raised deck. Whether you have a green thumb or simply enjoy the outdoors, this garden is sure to impress.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800years from 25th December at a ground rent of £4.50 per annum.

RATING ASSESSMENT

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

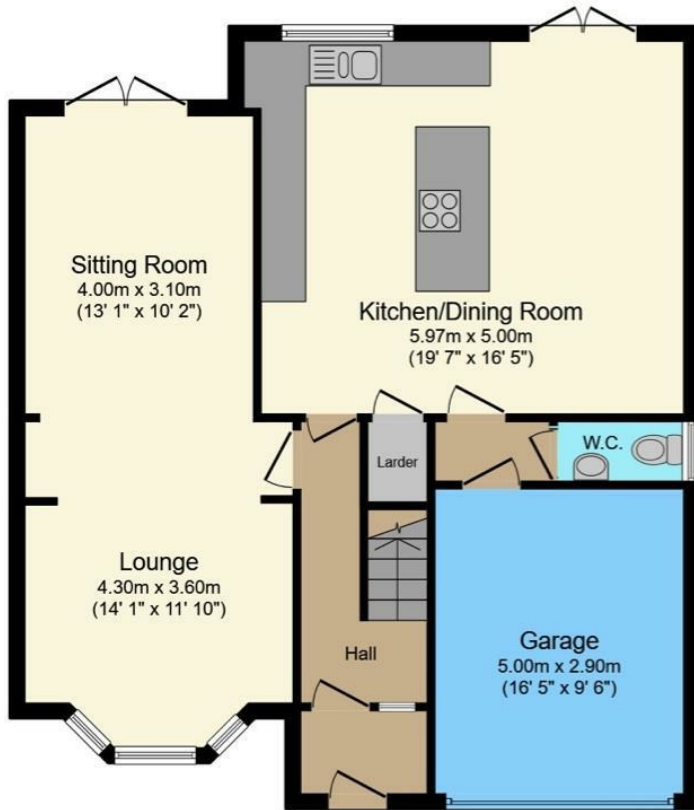
VACANT POSSESSION

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

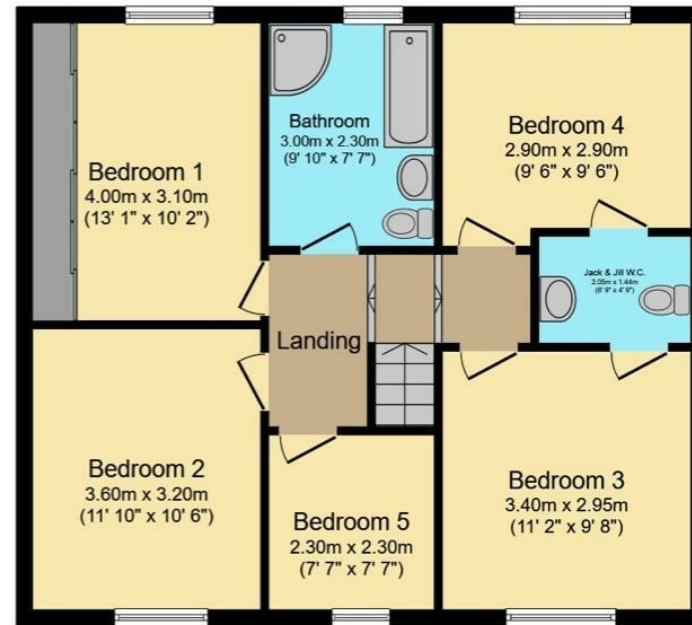
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 82.9 m² (892 sq.ft.) approx

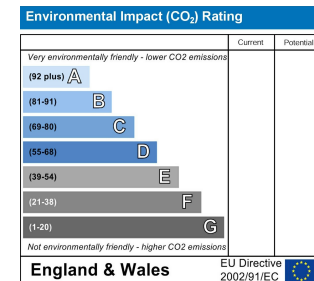
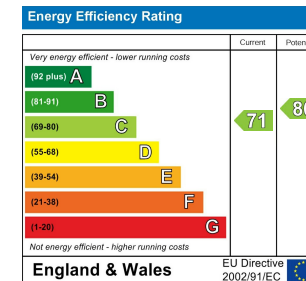


First Floor


Floor area 69.6 m² (749 sq.ft.) approx

Total floor area 152.5 m² (1,641 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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.





