



HUNTERS[®]
HERE TO GET *you* THERE

2A Cockshutt Road, Greenhill, Sheffield, S8 7DX

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£350,000

Nestled in the charming Cockshutt Road, Greenhill is this two bedroom detached bungalow. As you step inside the entrance hall, you'll be greeted by a front facing living room and two double bedrooms.

This delightful property is tastefully decorated throughout with added touches of modern elegance, creating a warm and inviting atmosphere.

The heart of this home is the open-plan dining kitchen, where you can whip up delicious meals while still being part of the conversation. Imagine hosting dinner parties or enjoying a lazy Sunday brunch in this lovely space.

Parking is always a breeze with space for two vehicles right outside your door, providing convenience and peace of mind. The landscaped and level enclosed rear garden is a tranquil oasis, perfect for enjoying a morning coffee or soaking up the sun.

Don't miss the opportunity to make this charming bungalow your own. With its two double bedrooms, contemporary decor, open-plan dining kitchen, off-road parking for two cars, and a beautifully landscaped garden, this property offers a lifestyle of comfort and convenience. Book a viewing today and step into your future home!

GENERAL REMARKS

TENURE

This property is long leasehold with a term of 800 years from 25th December 1932 at a peppercorn ground rent 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

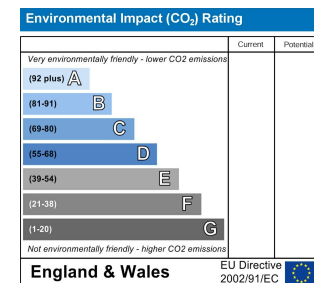
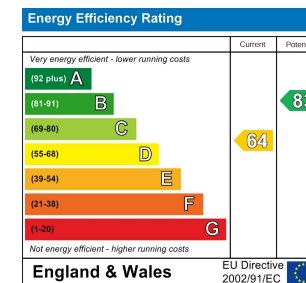
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Total floor area 93.0 sq.m. (1,001 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		83
(69-80) C	64	
(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.





