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5 Gaunt Way, Gleadless Valley, Sheffield, S14 1GX

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## £120,000

Welcome to Gaunt Way, Sheffield - a charming property with three bedrooms. This property boasts a dining kitchen, ideal for hosting family meals and entertaining guests and a separate utility room.

Although the property would benefit from a scheme of modernisation, this presents an exciting opportunity for you to put your personal touch on the space and create the home of your dreams.

One of the highlights of this property is the enclosed level rear garden, providing a private outdoor space where you can relax and unwind.

This house is offered with no onward chain, making the buying process smooth and hassle-free. Don't miss out on the chance to transform this property into your perfect abode. Contact us today to arrange a viewing and start envisioning the possibilities at Gaunt Way!

### 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 A.

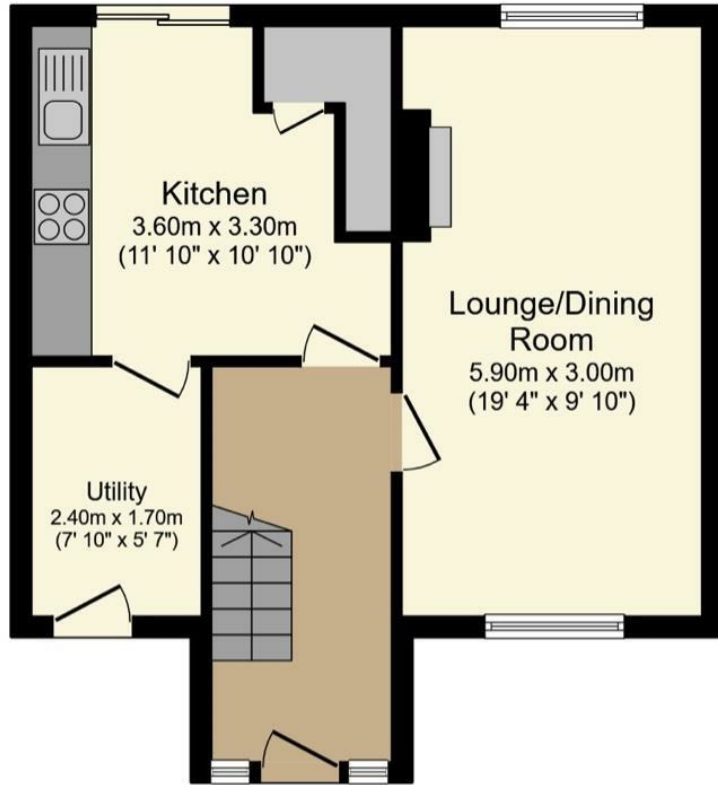
#### VACANT POSSESSION

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

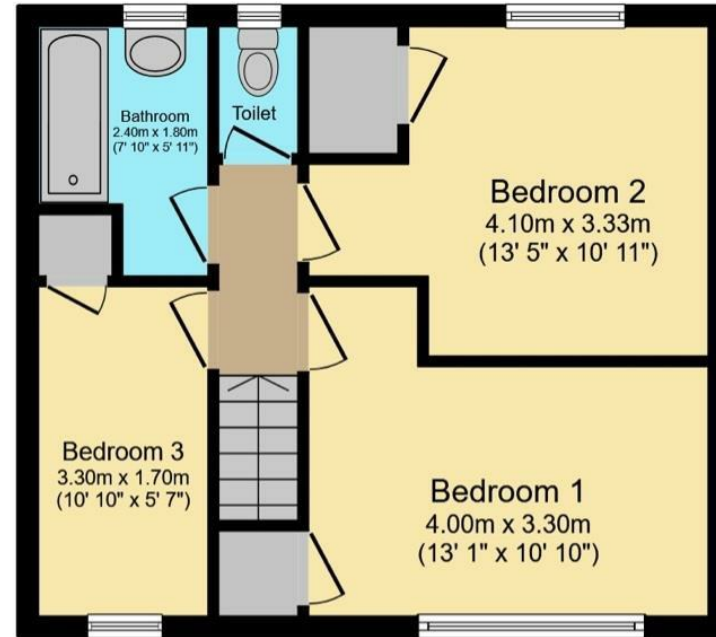
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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



### Ground Floor

Floor area 42.2 sq.m. (454 sq.ft.) approx



### First Floor

Floor area 39.5 sq.m. (425 sq.ft.) approx

Total floor area 81.7 sq.m. (879 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #008000; color: white; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: black; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: black; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #ff4500; color: white; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 2px;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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.





