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114 Prospect Road, Bradway, Sheffield, S17 4JE

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## Guide Price £375,000

GUIDE PRICE £375,000 - £400,000

Located in the sought-after Prospect Road, Bradway, is this charming four-bedroom, two-bathroom semi-detached house.

As you step inside, you are greeted by the entrance hall which leads to the open plan living room, perfect for entertaining guests or simply relaxing with your loved ones. The fitted kitchen has a range of matching wall and base units together with a side door to the covered car port. The property boasts four well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

One of the highlights of this property is the beautiful lawned rear garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying your morning coffee with stunning views stretching beyond the garden.

Parking is provided with space for two vehicles along with the convenient carport, and a garage for added storage or to keep your car sheltered from the elements.

Situated in a popular residential area, this home offers not just a place to live, but a lifestyle. And the best part? This property comes with no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning your future in this wonderful property on Prospect Road.

### 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 C.

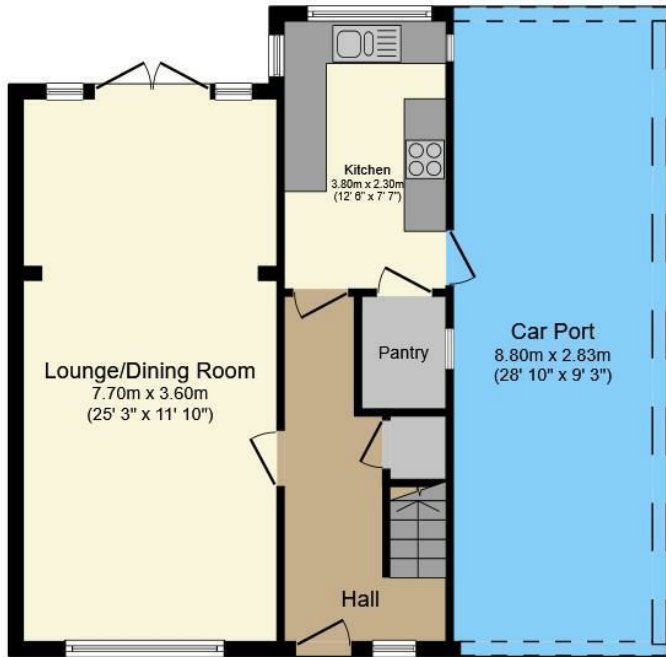
#### VACANT POSSESSION

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

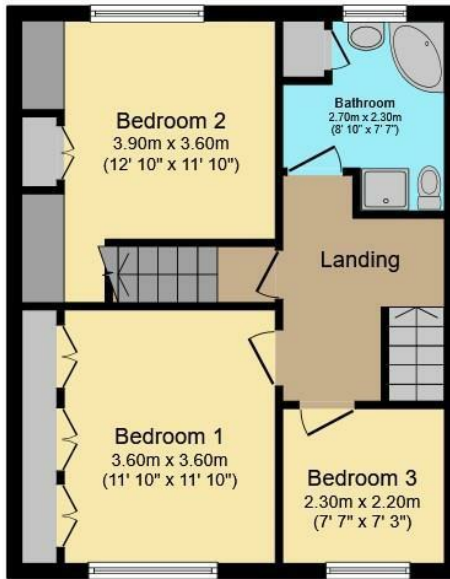
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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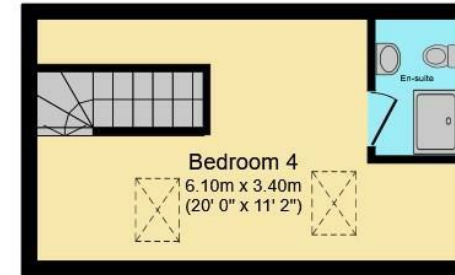
## Ground Floor

Floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx



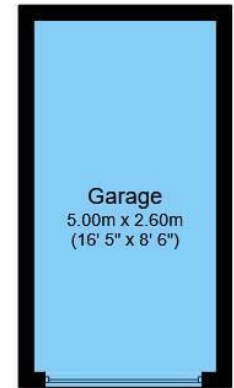
## First Floor

Floor area 46.2 m<sup>2</sup> (497 sq.ft.) approx



## Second Floor

Floor area 20.6 m<sup>2</sup> (222 sq.ft.) approx



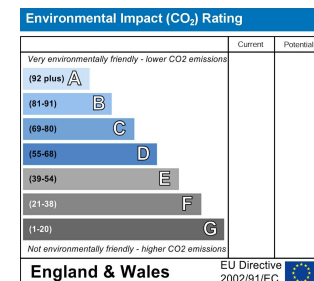
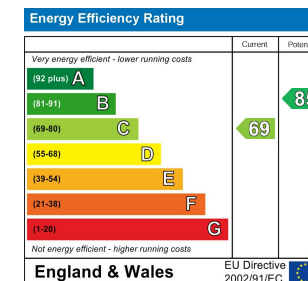
## Garage

Floor area 13.0 m<sup>2</sup> (140 sq.ft.) approx


Total floor area 154.3 m<sup>2</sup> (1,661 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 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>69</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.











