



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

77 Totley Brook Road, Totley Brook, Sheffield, S17 3QW

# 77 Topley Brook Road, Topley Brook, Sheffield, S17 3QW

## £560,000

Welcome to this charming detached house located on Topley Brook Road in Sheffield! This individually built property boasts three bedrooms and two bathrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is the gardens that wrap around three sides of the house, providing a lovely outdoor space for those who enjoy al fresco dining.

Gated parking is provided by driveway, detached garage and further hand standing.

Located in a desirable area, this property offers a peaceful retreat from the hustle and bustle of city life, while still being conveniently close to local amenities.

Don't miss out on this fantastic opportunity to own a detached house with no onward chain. Book a viewing today and envision the potential this property holds for you and your family!

### 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 E.

#### 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

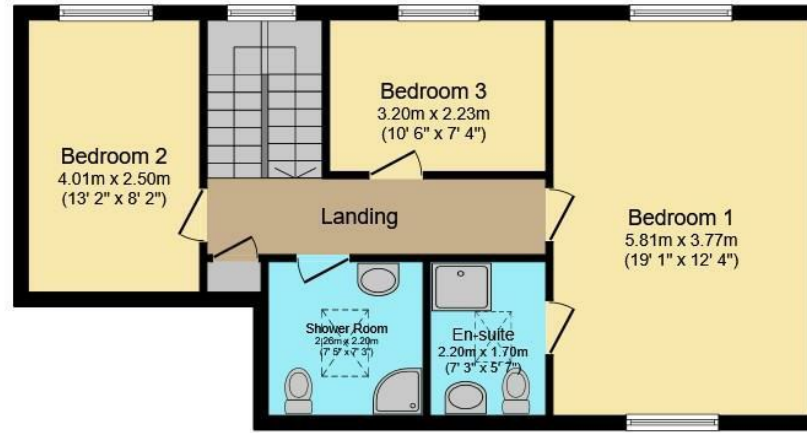
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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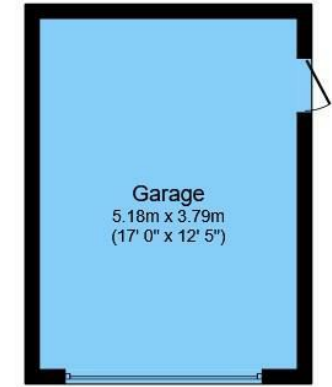
## Ground Floor

Floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx



## First Floor

Floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

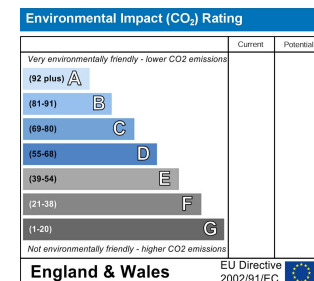
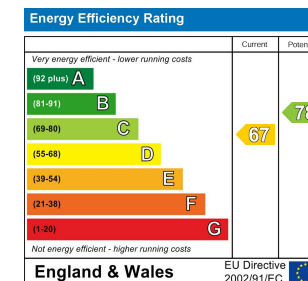


## Garage


Floor area 19.5 m<sup>2</sup>  
(210 sq.ft.) approx

Total floor area 140.1 m<sup>2</sup> (1,508 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>		78
(69-80) <b>C</b>	67	
(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.











