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HERE TO GET *you* THERE

111 Greenhill Main Road, Meadowhead, Sheffield, S8 7RG

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£280,000

This three bedroom property is located on Greenhill Main Road in Sheffield. The delightful 1930s semi-detached house boasts two reception rooms, three bedrooms, and a beautifully extended dining kitchen. The property offers ample space for comfortable living.

As you step inside, you'll be greeted by the entrance hall having stairs to the first floor and the first reception room having a characterful bay window that also adorns the front bedroom. The bathroom has a separate W.C. adds a touch of convenience to your daily routine.

One of the highlights of this property is the pull-down ladder that grants access to an occasional loft room, perfect for a cozy hideaway, home office or additional storage space. Imagine the possibilities this extra room could offer!

Parking will never be an issue with space for two vehicles, along with a shared driveway leading to a detached garage. Whether you're a car enthusiast or simply looking for convenience, this property has you covered. The mature rear garden is level with two lawns and a summer house to the end.

Don't miss the chance to make this charming semi-detached house your new home. With its desirable location, ample living space, and unique features, this property is sure to capture your heart. Book a viewing today and step into the next chapter of your life in style.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 05/11/1933 at a ground rent of £6 per annum.

RATING ASSESSMENT

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

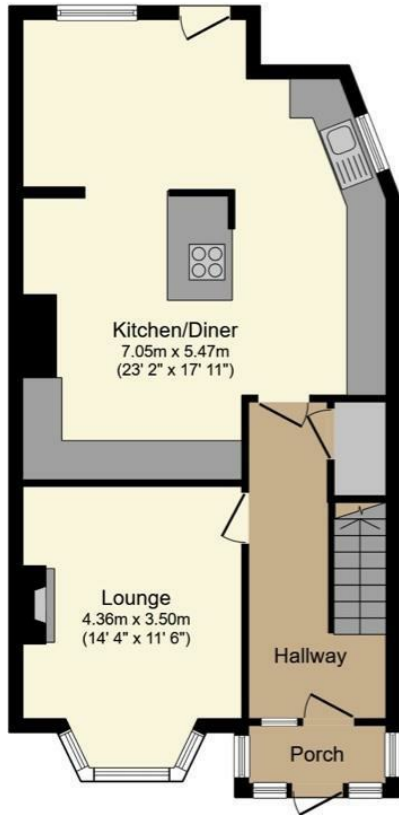
VACANT POSSESSION

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

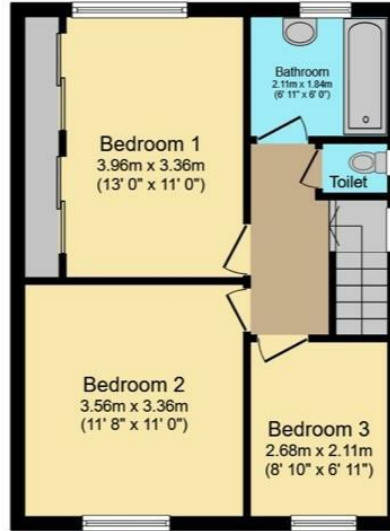
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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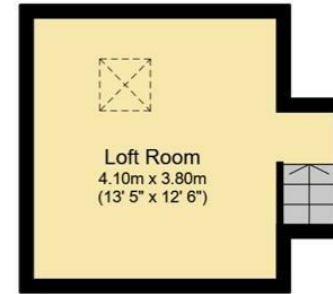
Ground Floor

Floor area 60.4 m² (650 sq.ft.) approx



First Floor

Floor area 42.7 m² (459 sq.ft.) approx



Second Floor

Floor area 16.5 m² (177 sq.ft.) approx


Total floor area 119.5 m² (1,287 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
England & Wales		EU Directive 2002/91/EC	

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

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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.



