



HUNTERS[®]
HERE TO GET *you* THERE

6 Selly Oak Grove, Jordanthorpe, Sheffield, S8 8DW

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£150,000

Welcome to this neutrally decorated and newly carpeted three-bedroom mid-town house located on Selly Oak Grove, Sheffield. This property boasts a modern fitted kitchen and shower room, perfect for those who appreciate contemporary living. The neutral decor throughout provides a blank canvas for you to add your personal touch and make this house truly feel like home.

The entrance utility porch which houses the combination boiler and space for the washing machine, the inner hallway has built in under stairs storage and access to the cloakroom/w.c. The modern fitted kitchen is to the front whilst the living room is to the rear with French doors to access the garden. To the first floor are three bedrooms and a modern shower room. The absence of an onward chain means you can move in hassle-free and start enjoying all that this lovely house has to offer.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful property. Contact us today to arrange a viewing.

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.

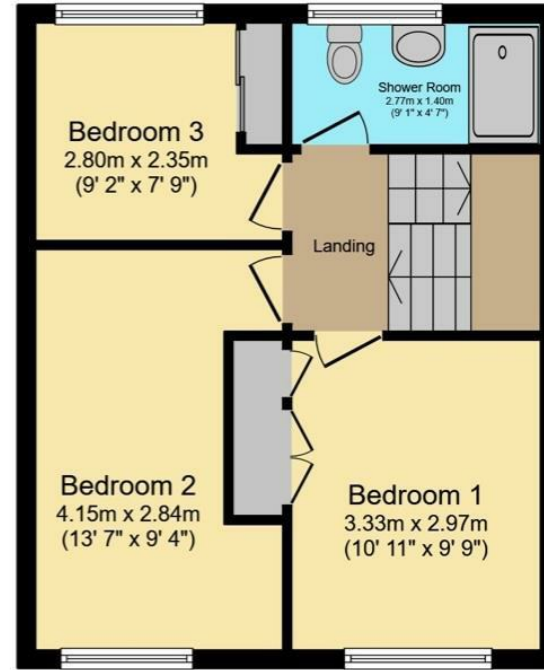
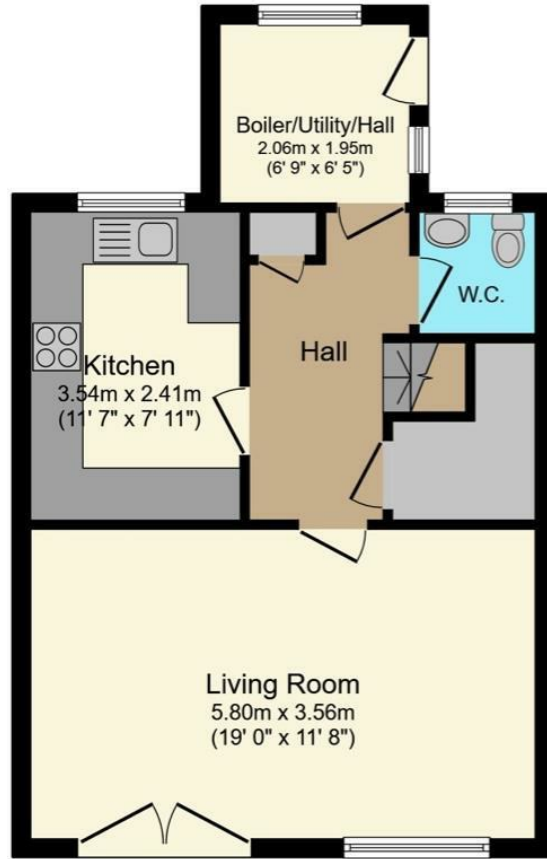
VACANT POSSESSION

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.

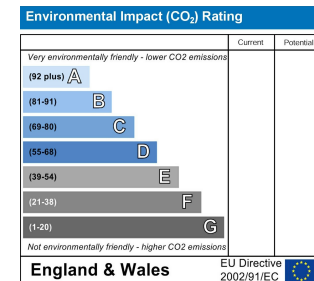
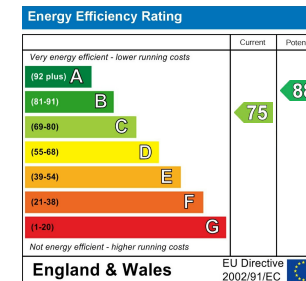
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TOTAL: 88.2 m² (950 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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.









