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104 Old Park Road, Greenhill, Sheffield, S8 7DT



# 104 Old Park Road, Greenhill, Sheffield, S8 7DT

## £350,000

Nestled in the charming Old Park Road of Sheffield, this 1930s semi-detached house is a true gem waiting to be discovered. Boasting three bedrooms and a beautifully tiled white bathroom, this property exudes warmth and comfort.

As you step inside, you'll be greeted by the entrance hall with stairs to the first floor. The bay windowed living space is adorned with a wood burning stove, perfect for those winter evenings flows through in the dining room which has French doors to access the rear patio. The house is elegantly decorated throughout, with a lovely fitted kitchen that is sure to inspire your inner chef. A functional utility area has both front and rear doors, space for a washing machine and a Belfast sink.

To the first floor is the landing, three bedrooms and white tiled bathroom. Pull down loft ladder access to the roof void is via the rear bedroom no.2.

Off-road parking is at the front of the property, making trips to the shops a breeze. The landscaped West facing rear garden is a great size and not only offers a tranquil retreat but also provides direct access to the woods, ideal for nature lovers and outdoor enthusiasts.

Whether you're looking to curl up by the fire with a good book or host a summer barbecue in the garden, this charming semi-detached house offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home sweet home.

### 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

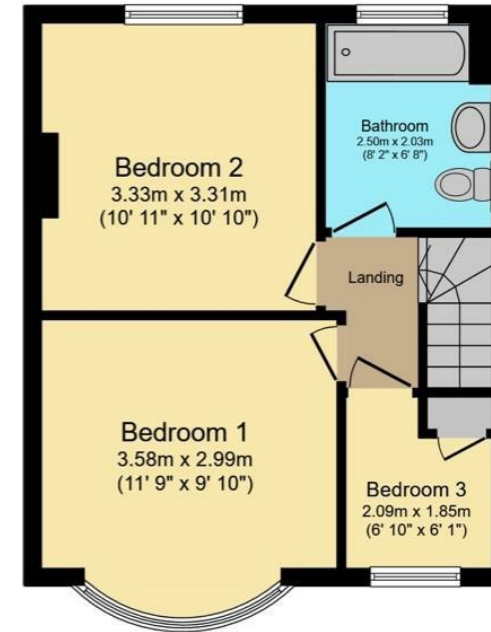
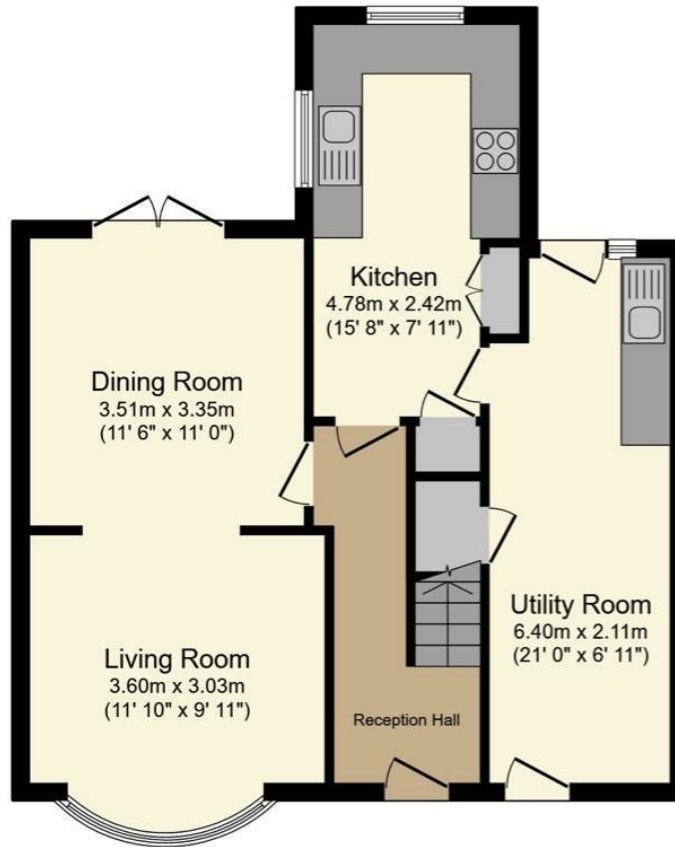
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

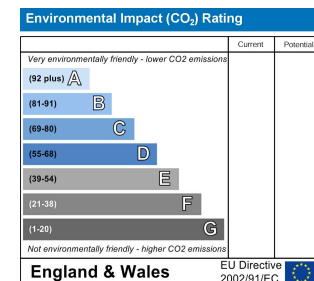
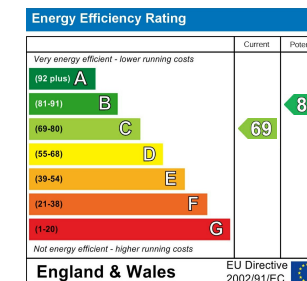
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

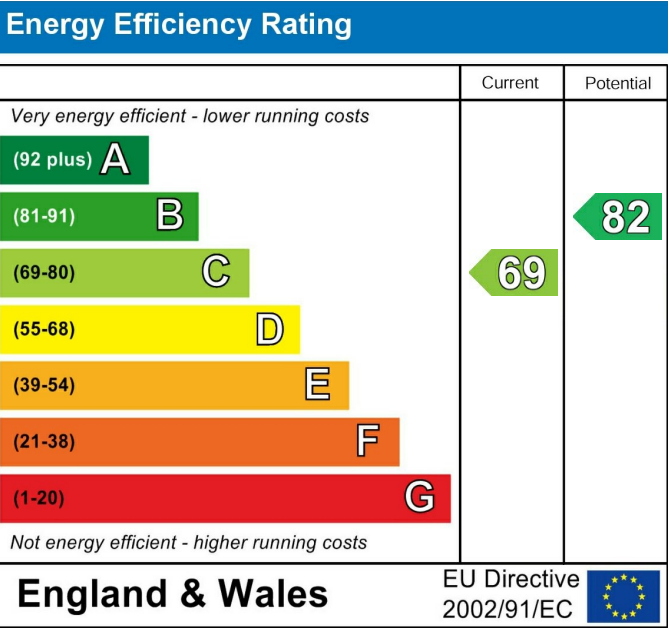
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Total floor area 96.6 m<sup>2</sup> (1,039 sq.ft.) approx

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





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.

