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HERE TO GET *you* THERE

23a Greenhill Main Road, Greenhill, Sheffield, S8 7RA

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£260,000

GUIDE PRICE £260,000 - £270,000

Welcome to this charming semi-detached house located on the edge of Greenhill village in Sheffield. This property boasts three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room with a ground floor occasional room.

The property features a neutrally decorated interior, providing a blank canvas for you to add your personal touch and make it truly your own. The open plan dining kitchen is ideal for hosting dinner parties or enjoying family meals together.

Situated on the edge of Greenhill village, you can enjoy the tranquillity of suburban living while still being close to local amenities. The off-road parking ensures convenience for you and your guests, while the generous mainly lawned garden offers a peaceful retreat where you can unwind after a long day.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and envision the possibilities that this house has to offer.

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 B.

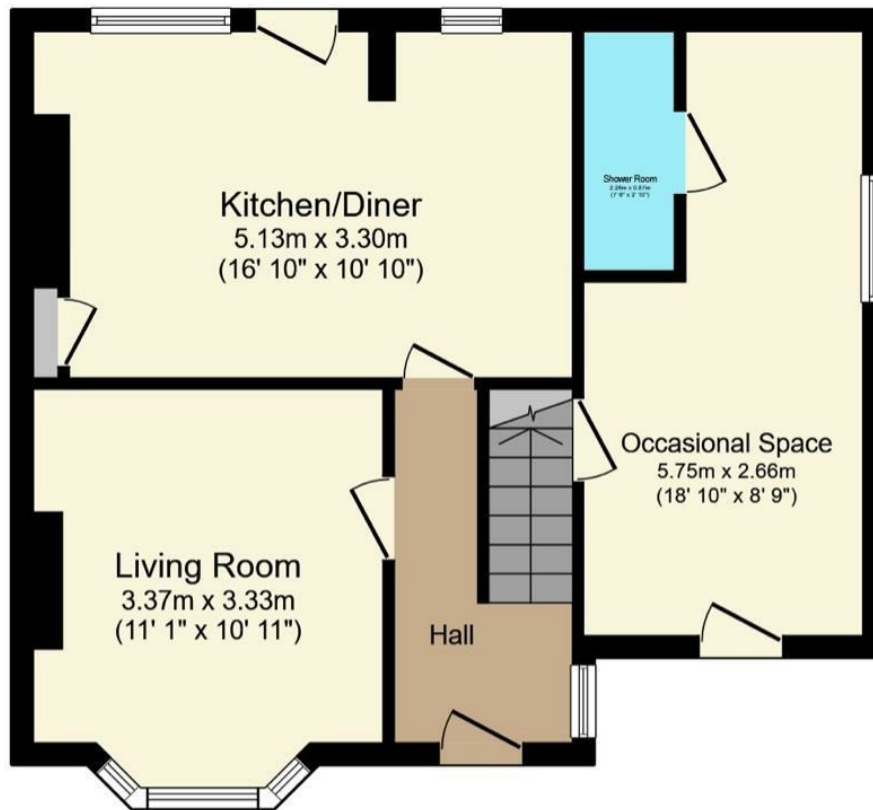
VACANT POSSESSION

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

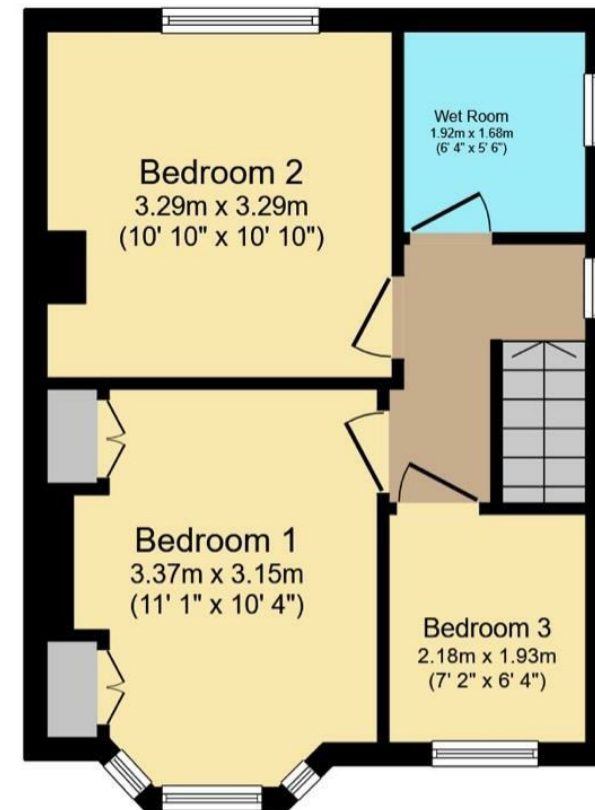
MORTGAGE FACILITIES

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

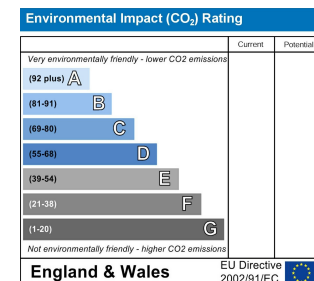
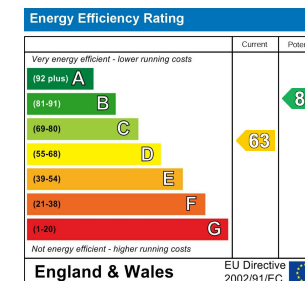


First Floor

Total floor area 86.6 m² (933 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).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



