



HUNTERS®
HERE TO GET *you* THERE

63 Hemper Lane, Greenhill, Sheffield, S8 7FA

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£550,000

SOLD PRIOR TO MARKETING

Nestled in the charming area of Hemper Lane, Greenhill, Sheffield, S8 7FA, this semi-detached house is a true gem waiting to be discovered. Boasting six spacious bedrooms and three bathrooms, this property offers ample space for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by not just one, not two, but three reception rooms, providing versatility and plenty of space for various activities. The open-plan dining kitchen is perfect for hosting dinner parties or simply enjoying a cozy meal with loved ones.

One of the highlights of this property is the beautiful garden featuring an Indian stone patio, a lush lawn, and a convenient garden store. Imagine spending sunny afternoons relaxing in your own outdoor oasis or hosting summer barbecues with friends and family.

Parking will never be an issue with off-road parking available for up to three cars, ensuring convenience for you and your guests.

Don't miss out on the opportunity to make this house your home. With its generous living spaces, charming garden, and convenient location, this property has all the elements for a comfortable and enjoyable lifestyle.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th December 1932 at a ground rent of £9 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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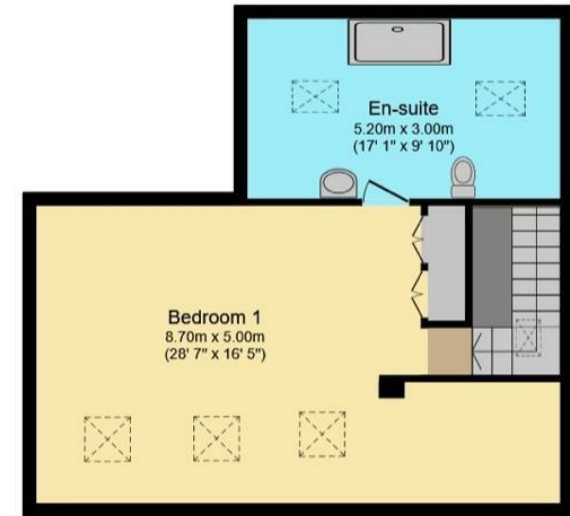
Ground Floor

Floor area 93.2 m² (1,003 sq.ft.) approx



First Floor

Floor area 79.2 m² (852 sq.ft.) approx



Second Floor

Floor area 59.2 m² (637 sq.ft.) approx

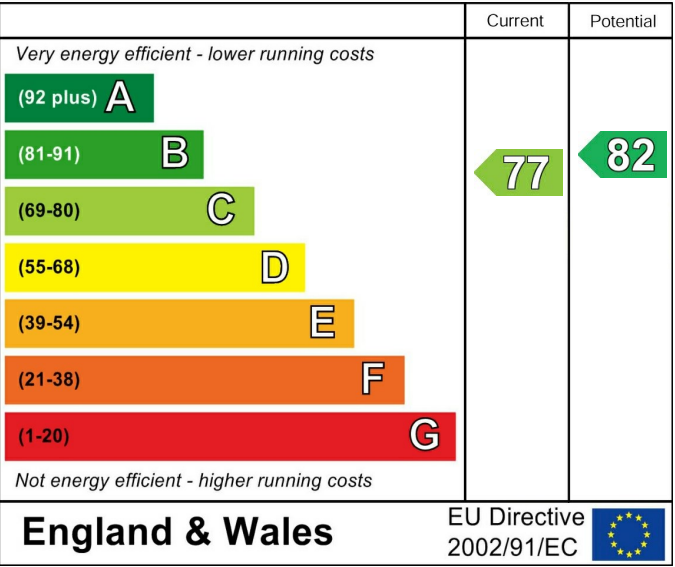
Total floor area 231.5 m² (2,492 sq.ft.) approx

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		
	77	82
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	

Energy Efficiency Rating



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.

