



HUNTERS[®]
HERE TO GET *you* THERE

13 Meadow Head Avenue, Sheffield, S8 7RT

13 Meadow Head Avenue, Sheffield, S8 7RT

£550,000

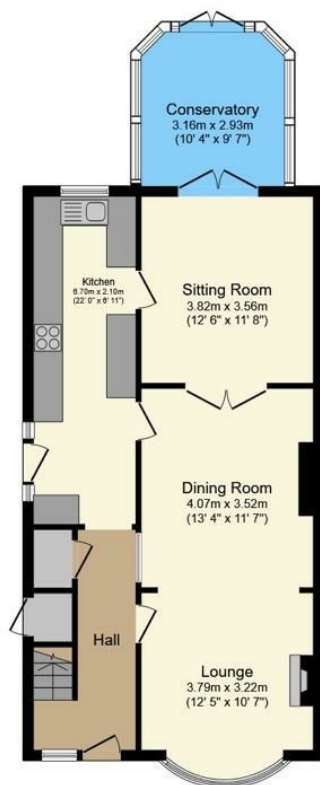
Meadow Head Avenue offers this charming extended detached house offering a perfect blend of classic elegance and modern comfort. With five double bedrooms, this property is ideal for families seeking ample living space. The three well-appointed reception rooms provide versatile areas for relaxation, entertaining, or family gatherings, all neutrally decorated to suit a variety of tastes.

The house boasts three bathrooms with the master suite having a walk in dressing area in addition ensuring convenience for busy households. The well-designed layout allows for both privacy and communal living, making it a perfect sanctuary for family life. The property is further enhanced by a driveway that leads to a detached garage, providing ample storage and parking options.

Step outside to discover a level, south-facing garden, perfect for enjoying sunny days and outdoor activities. This outdoor space is an excellent setting for children to play or for hosting summer barbecues with friends and family.

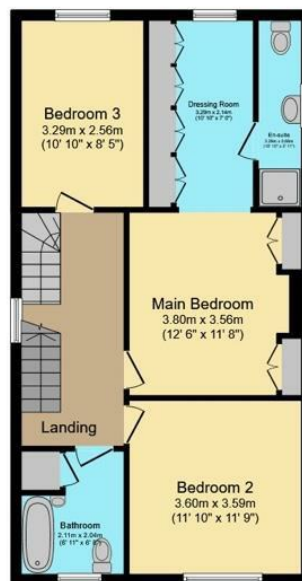
Located in a sought-after neighbourhood, this home is well-connected to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of character, space, and modern conveniences, this property is a rare find in the Sheffield area. Do not miss the opportunity to make this delightful house your new home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



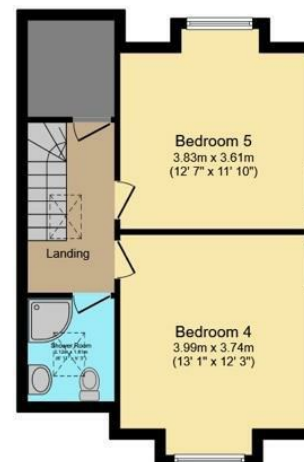
Ground Floor

Floor area 75.4 sq.m. (812 sq.ft.)
approx



First Floor

Floor area 64.7 sq.m. (696 sq.ft.)
approx



Second Floor

Floor area 42.3 sq.m. (455 sq.ft.)
approx



Garage

Floor area 16.1
sq.m. (173 sq.ft.)
approx

Total floor area 198.4 sq.m. (2,136 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		
		74
	57	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

General Remarks
GENERAL REMARKS

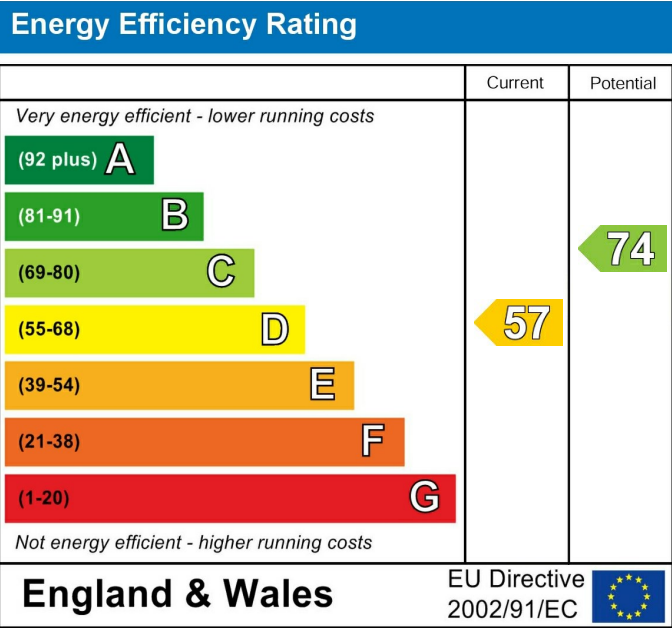
TENURE
This property is Freehold.

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

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.



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.

