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13 Meadow Head Avenue, Sheffield, S8 7RT

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£500,000

GUIDE PRICE £500,000 - £525,000

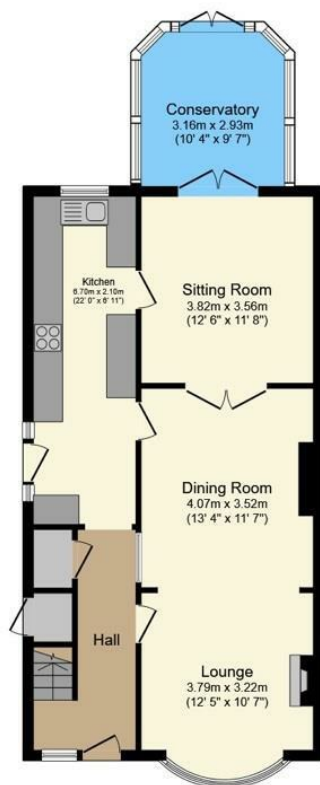
Meadow Head Avenue offers this charming extended detached house offering a perfect blend of classic elegance and modern comfort. With five double bedrooms, this property is ideal for families seeking ample living space. The three well-appointed reception rooms provide versatile areas for relaxation,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

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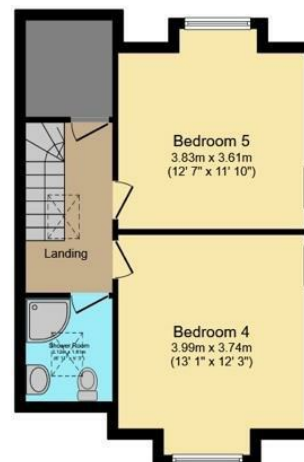
Ground Floor

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

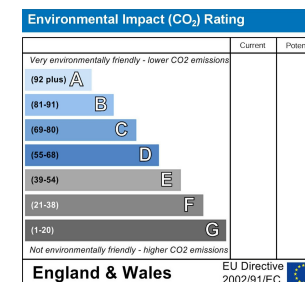
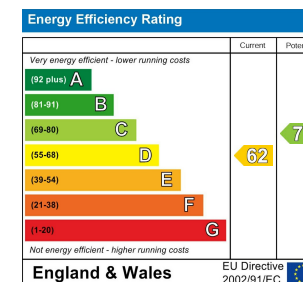


Garage

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



Vendor’s View

We moved here nine years ago looking for more space, and it’s been the perfect family home ever since. We’ve made so many wonderful memories here — from family gatherings and parties with friends to summer barbecues, Easter egg hunts, and cosy Christmas dinners.

There’s plenty of room to relax and entertain, both inside and out. The garden feels like you’re in the countryside — peaceful and private — and its south-facing position and length means it gets the sun all day long. The large decked area is the ideal spot to unwind with a glass of wine until the evening sun sets.

When our boys were younger, they spent hours in the garden playing football, bouncing on the trampoline, and playing croquet. It’s a great outdoor space for children to enjoy.

The street is quiet and friendly, yet we're just minutes from excellent local schools, woodland walks in Graves Park, Springs Wood, and Chancet Wood, and all the amenities you could need. St James Retail Park is only a 10-minute walk, and Greenhill village — just five minutes away — has a brilliant selection of local shops, including a coffee and cake shop, bakery, chippy, and convenience stores.

For those who love the outdoors, the Peak District is just a 15-minute drive away — perfect for weekend adventures.

General Remarks
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TENURE
This property is Freehold.

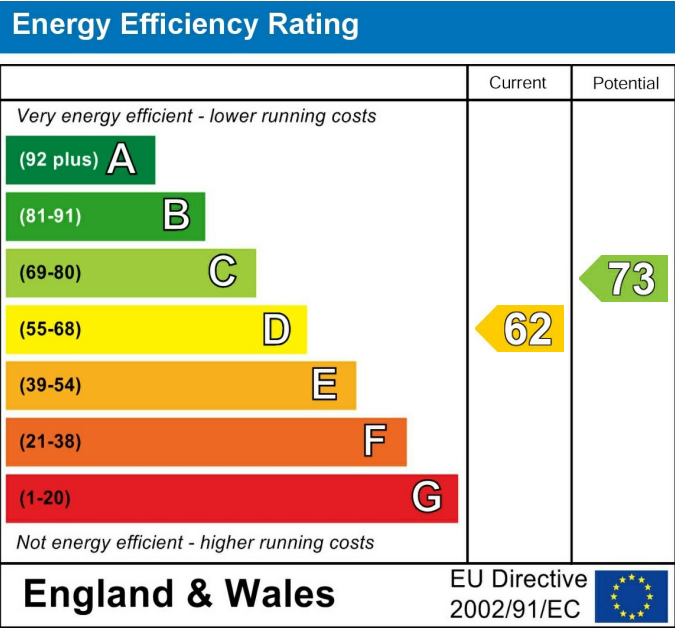
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.





