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HERE TO GET *you* THERE

262 Meadow Head, Sheffield, S8 7UH

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£325,000

Located in the charming area of Meadow Head, Sheffield, this delightful 1930's semi-detached house, offers a perfect blend of classic character and modern living. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into an entrance lobby with stairs to the first floor and a door leading through to the spacious open-plan living and dining area, enhanced by front and rear bay windows that flood the space with natural light. This inviting atmosphere is perfect for both entertaining guests and enjoying quiet family evenings. The quality fitted kitchen is a chef's delight, providing ample storage and workspace for culinary creations.

To the first floor are three bedrooms and family bathroom which boasts a four piece suite.

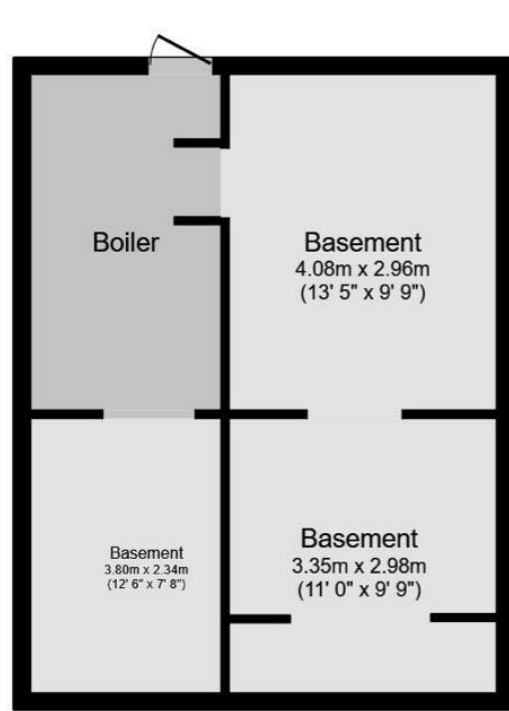
Step outside to discover a lovely garden, featuring a raised deck that leads down to a predominantly lawned area, perfect for outdoor activities and relaxation. Additionally, the garden provides access to undercroft storage, offering practical solutions for keeping your outdoor essentials organised.

For those with vehicles, the property includes a driveway that provides off-road parking with a carport ensuring convenience and security.

This charming home in Meadow Head is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a welcoming community.

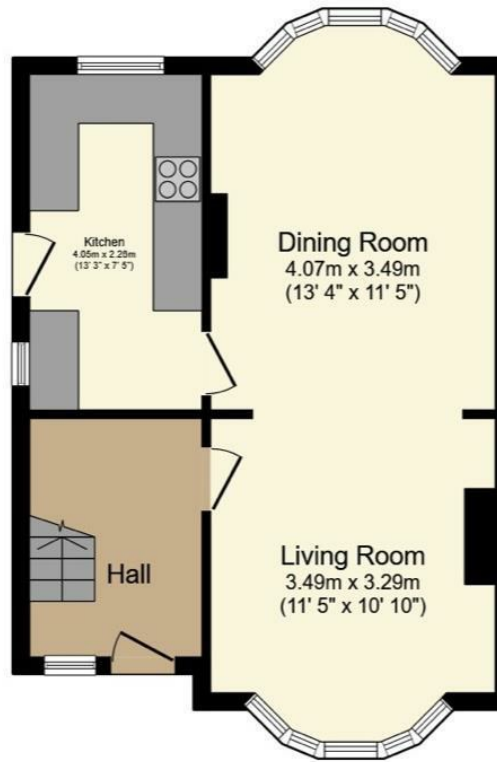
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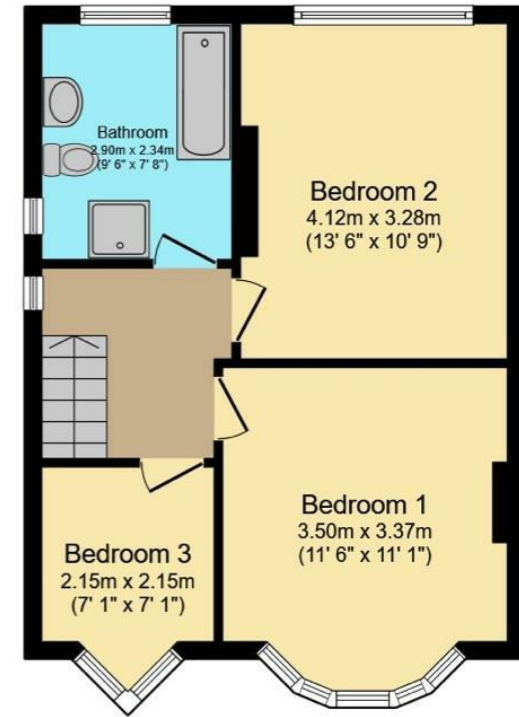
## Basement

Floor area 43.4 sq.m. (467 sq.ft.) approx



## Ground Floor

Floor area 44.5 sq.m. (479 sq.ft.) approx

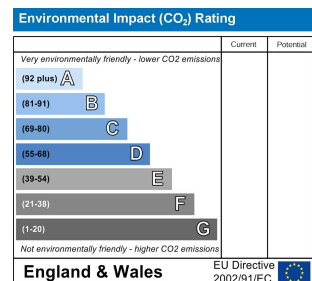
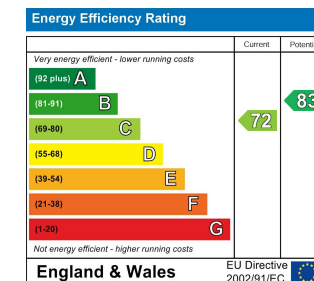


## First Floor

Floor area 44.8 sq.m. (482 sq.ft.) approx

Total floor area 132.7 sq.m. (1,428 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](http://www.focalagent.com)



**General Remarks**  
GENERAL REMARKS

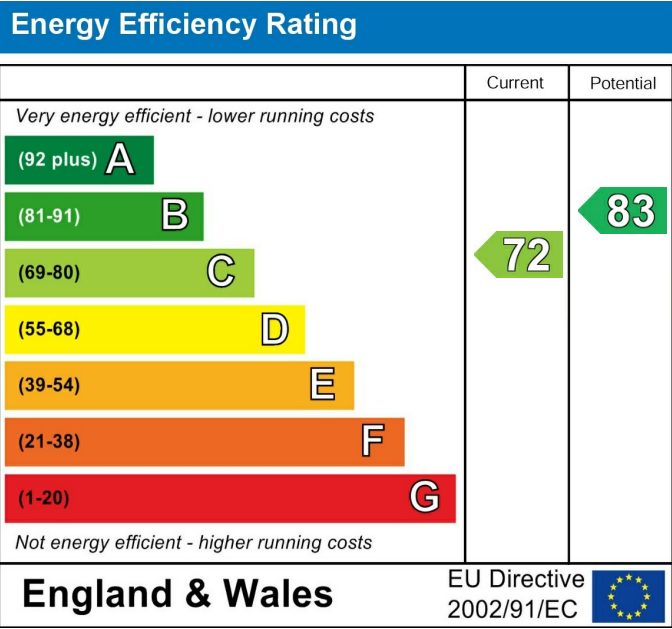
**TENURE**  
This property is long Leasehold with a term of 800 years from 29/09/1924 no ground rent is paid due to an absent landlord.

**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.**



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.



















