



HUNTERS[®]
HERE TO GET *you* THERE

29 Brocklehurst Avenue, Sheffield, S8 8JF

29 Brocklehurst Avenue, Sheffield, S8 8JF

Guide Price £375,000

GUIDE PRICE £375,000 - £400,000

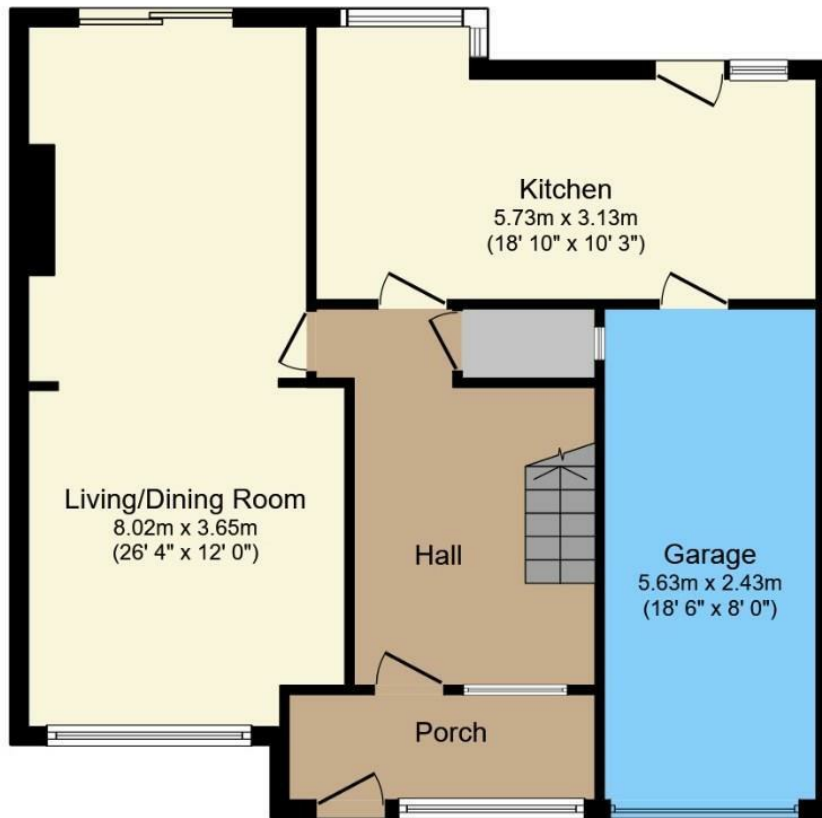
Located on the sought-after Brocklehurst Avenue in Sheffield, this well-presented semi-detached home offers an excellent opportunity for families and professionals. Featuring three generously sized bedrooms, the property provides ample living space suited to a range of lifestyles.

The open-plan lounge and dining area offers a bright and welcoming setting for both everyday living and entertaining, while the modern, neutrally styled kitchen combines functionality with contemporary design. A sleek, updated bathroom completes the interior, offering a comfortable space to relax and unwind.

Externally, the property benefits from a private rear garden with patio, ideal for outdoor enjoyment, and a driveway with garage providing off-street parking.

With its blend of modern features and practical layout, this property represents a fantastic opportunity to establish a home in one of Sheffield's desirable residential areas.

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



Ground Floor

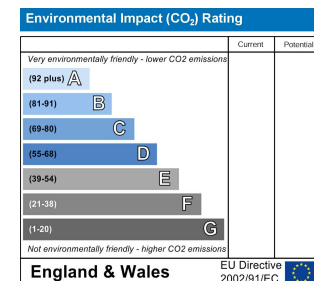
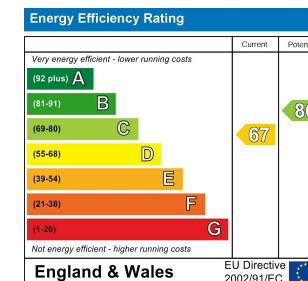


First Floor

Total floor area 125.4 sq.m. (1,350 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



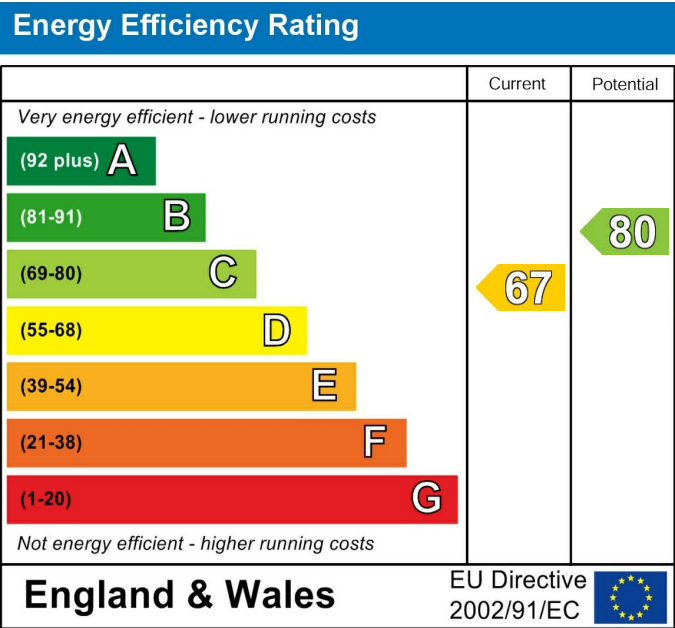
General Remarks
GENERAL REMARKS

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 .

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.









