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209 Westwick Road, Greenhill, Sheffield, S8 7BY

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£350,000

Guide Price £350,000 - £365,000

An extended three bedroom semi detached family home situated within a corner plot in the popular residential area of Greenhill/Beauchief. The property, which is available with no onward chain briefly comprises; entrance hall with stairs to the first floor, a front facing bay windowed dining room with feature fire place whilst to the rear is an extended living room overlooking the garden. An 'L' shaped dining kitchen has a range of matching wall and base units together with dining space which has a courtesy door to the attached garage.

To the first floor is the landing, three bedrooms, bathroom and separate w.c.

Externally the property is situated on a corner plot with gardens to both the front and rear with the former having off road parking in-front of the garage. A path to the side of the property leads to the delightful rear garden which has a patio seating area together with slightly raised areas laid to lawn.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 December 1932 at a ground rent of £5 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

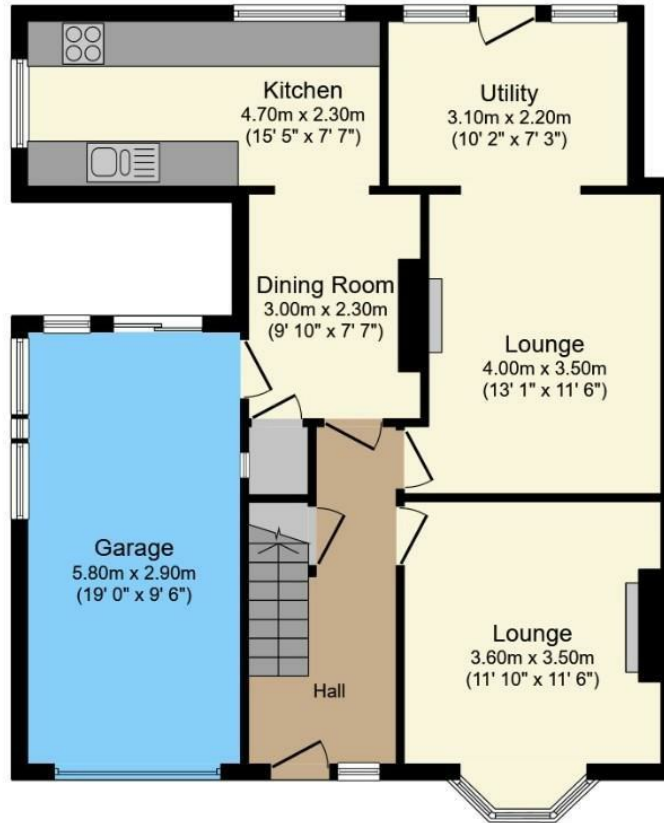
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

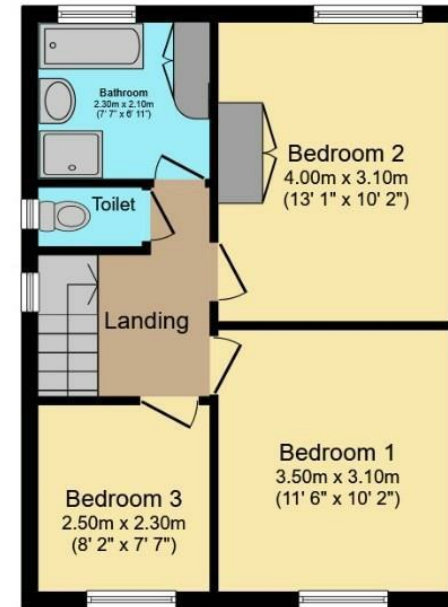
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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

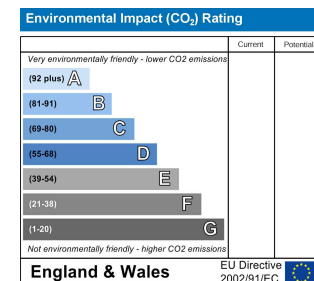
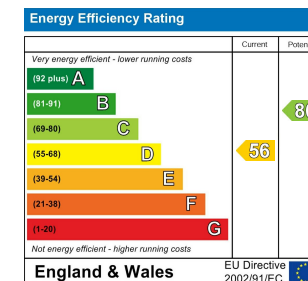


First Floor


Total floor area 131.5 sq.m. (1,415 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).

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









