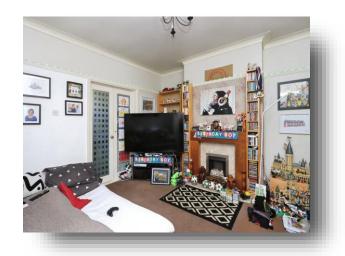


Hurl Drive,

welcome to

Hurl Drive,

Ideal for investors, this 3-bed semi-detached home offers a spacious living room, dining room, kitchen with garden access, three bedrooms, bathroom, rear garden with decking, and a front driveway. Close to shops, schools, and transport links. Sold with a sitting tenant.

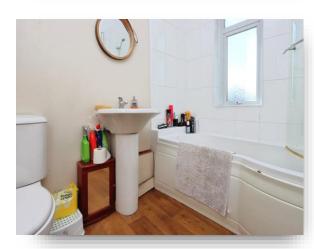












Hall

Having access to the first floor accommodation via a staircase.

Lounge

14' x 11' 7" (4.27m x 3.53m)

Having an electric fireplace, a french door leading to the dining room, and a double glazed front facing bay window.

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

Having a radiator, french doors and a rear facing double glazed window.

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

Having a range of wall and base units, inset stainless steel sink with rolled edge work surfaces, plumbing for a washing machine, a rear facing double glazed window and two side facing double glazed window.

Bedroom One

14' 7" x 9' 9" (4.45m x 2.97m)

Having a double glazed front facing bay window.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

Having a rear facing double glazed window and radiator.

Bedroom Three

6' 8" x 5' 9" (2.03m x 1.75m)

Having a front facing double glazed window and radiator.

Bathroom

Having a bath suite, WC, sink basin and rear facing double glazed window.

Garden

Having a lawned rear garden with a decked seating area.

Parking

There is a driveway to the front of the property providing off-street parking.





welcome to

Hurl Drive,

- Three bedrooms
- Semi detached property
- Lawned rear garden
- Off street parking
- Access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1936. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114433



Property Ref: CPK114433 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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