



HUNTERS[®]
HERE TO GET *you* THERE

193 Rural Lane, Sheffield, S6 4BL

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Guide Price £300,000

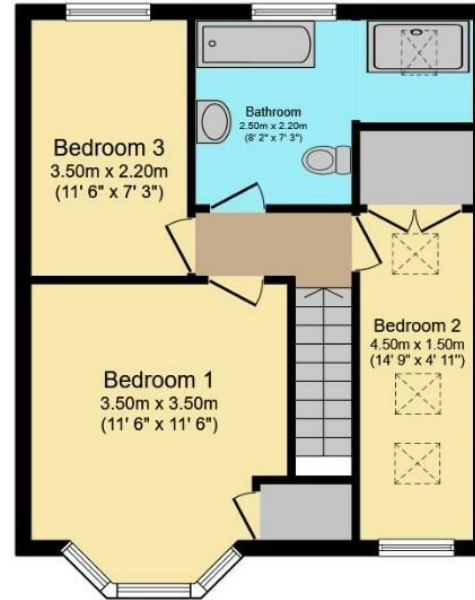
GUIDE PRICE £300,000 - £320,000

Hunters Hillsborough present a superb extended three bedroom semi detached home in the popular district of Wadsley overlooking rural countryside and backing onto Wadsley Common. Viewing is essential to appreciate the size of accommodation on offer. Steps lead you up through the front garden to the composite front door. Entry into the utility area with a range of wall and base units, sink and under counter space for electrical appliances. A door leads you through to a relaxing bay windowed lounge with wooden flooring and sleeper mantel with iron fixings framing an electric flame effect fire. Door through to the bright and spacious kitchen diner. The kitchen has a range of wood effect wall and base units with accompanying work surfaces. Integrated appliances include an electric oven and gas hob and there is a freestanding washing machine and dishwasher included in the sale. Space for a freestanding fridge freezer. An excellent addition to the dining room is a floor to ceiling window so you can relax with your evening meal and enjoy the delightful garden. The room opens into a large conservatory with a wall mounted air con/ heater unit and radiator French doors out to the rear garden. Upstairs the master bedroom has a bay window and a large storage cupboard. Double bedroom to rear with outstanding views over Wadsley Common. Outstanding family bathroom with floor to ceiling tiles, bath, W/C, sink basin and enviable walk in shower with a Velux window and a rainfall and handheld shower. Bedroom Three occupies the extension with vaulted ceiling with Velux windows and built-in cupboard space.

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Ground Floor



First Floor

Total floor area 102.5 sq.m. (1,103 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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Outside

From the conservatory there's a delightful patio area and steps lead you up the garden past the lawn. At the top of the garden is a sun soaked area ideal for garden furniture and family BBQ's where you can relax and enjoy the horses in the adjoining field.

General Remarks

TENURE

This property is Leasehold 711 years remaining. Ground rent is £4 per year

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B

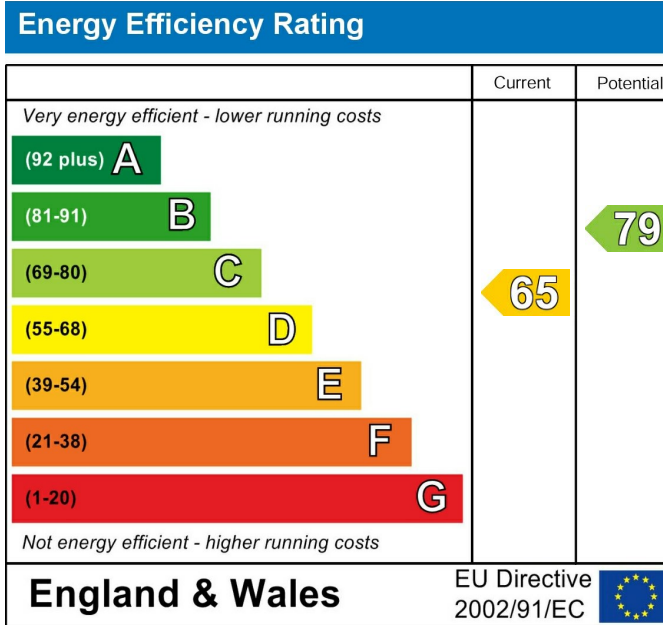
VACANT POSSESSION

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



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.









