



HUNTERS
FOR SALE

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HERE TO GET *you* THERE

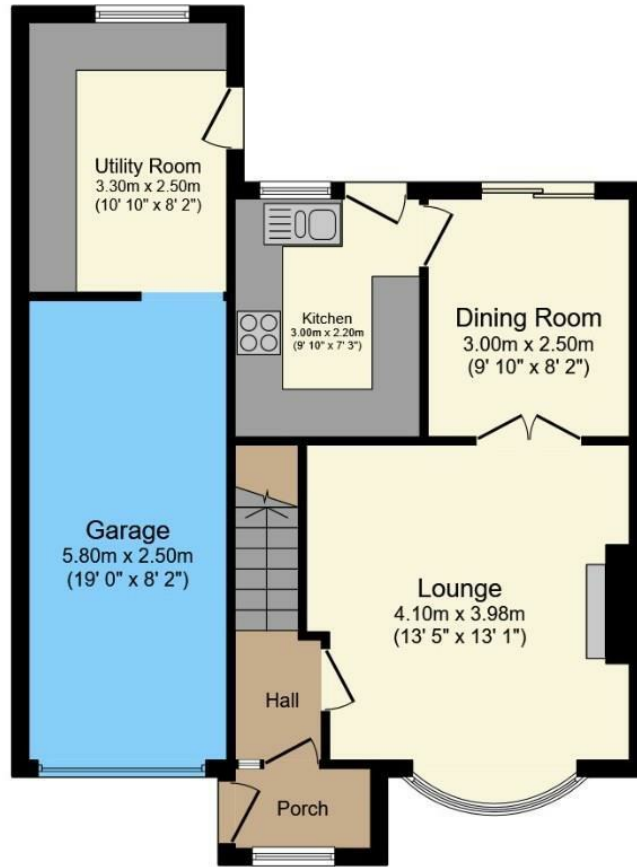
12 Baxter Close, Sheffield, S6 1GJ

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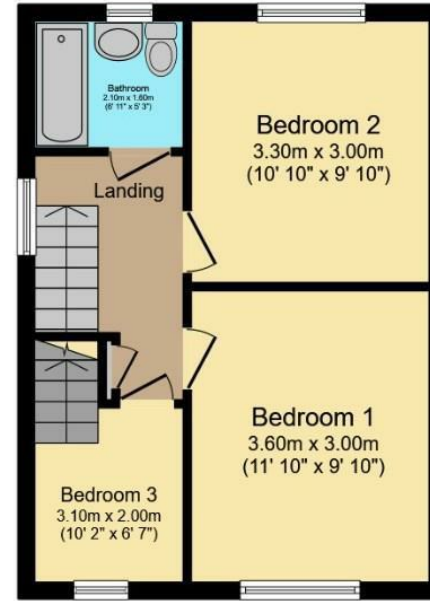
Asking Price £240,000

Hunters Hillsborough are delighted to present a superb three bedroom semi detached home tucked away at the end of a cul-de-sac in the popular area of Birley Carr. Offering a two car driveway, garage and separate utility/multi purpose room, viewing is highly recommended. Entry to the property via secure gates to the driveway. Front door into the porch, a handy place for coats and boots. Through to the entrance hallway with stairs rising to the first floor. Bright and spacious lounge with a curved bay window, electric fire and double doors leading to the diner. The dining area has plenty of space for a family dining table and patio doors overlook the rear garden. Kitchen with a range of wooden wall and base units with accompanying work surfaces. Integrated appliances include an electric oven and a gas hob with under counter space for a fridge. Door out to the garden and access to a large multi purpose room. Currently used as a utility room, with plumbing for a washing machine and cupboard space, this room could easily be transformed into a home office. Access to the garage from the utility. Upstairs the property has two double bedrooms, one single bedroom and a family bathroom with bath, shower over bath, W/C and sink basin. Outside the property has been lovingly maintained by the current owners and enjoys a low maintenance front garden with a range of mature shrubs. Split level rear garden with a raised decked area, ideal for garden furniture and evening entertainment. Steps lead down to the lawn with a paved path, potting shed with double doors and further patio for a seating area.

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Ground Floor



First Floor

Total floor area 97.1 sq.m. (1,046 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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LOCAL AREA

Birley Carr is a popular district situated just a short walk away from Hillsborough Centre and the Sheffield Supertram Links. There's a good selection of local pubs in the area and Kilner Way retail park, Asda Supermarket and Sainsburys are just a stones throw away.

GENERAL REMARKS

TENURE

This property is Leasehold 200 years from 29 September 1971 with 148 years remaining at a cost of £22.50 per annum.

RATING ASSESSMENT

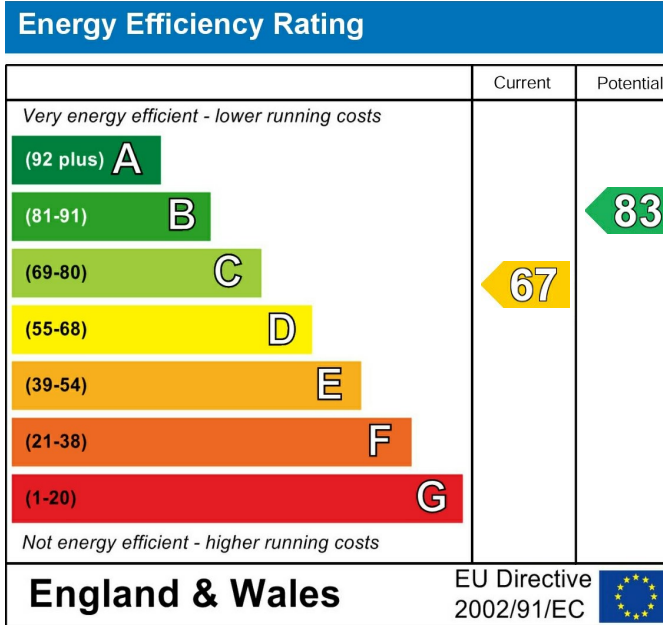
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.



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.

