



HUNTERS[®]
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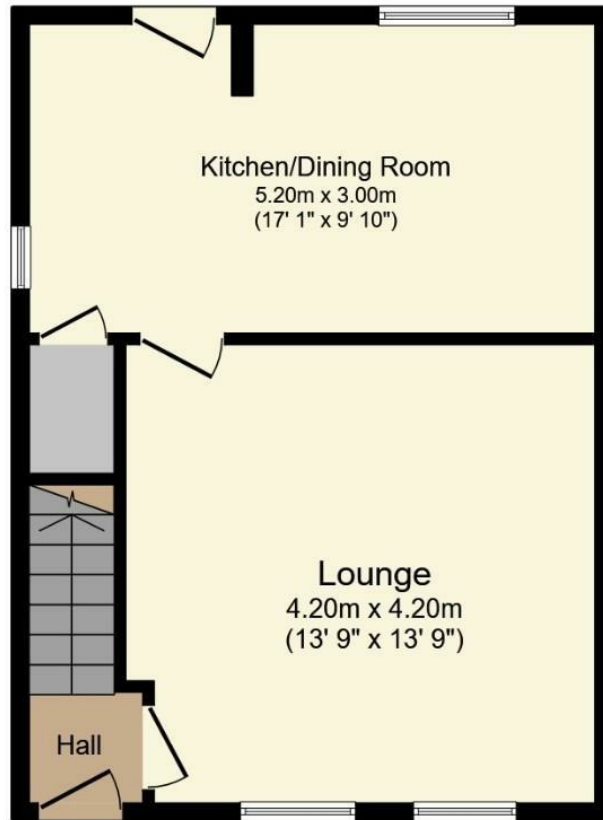
31 Raisen Hall Road, Sheffield, S5 7NA

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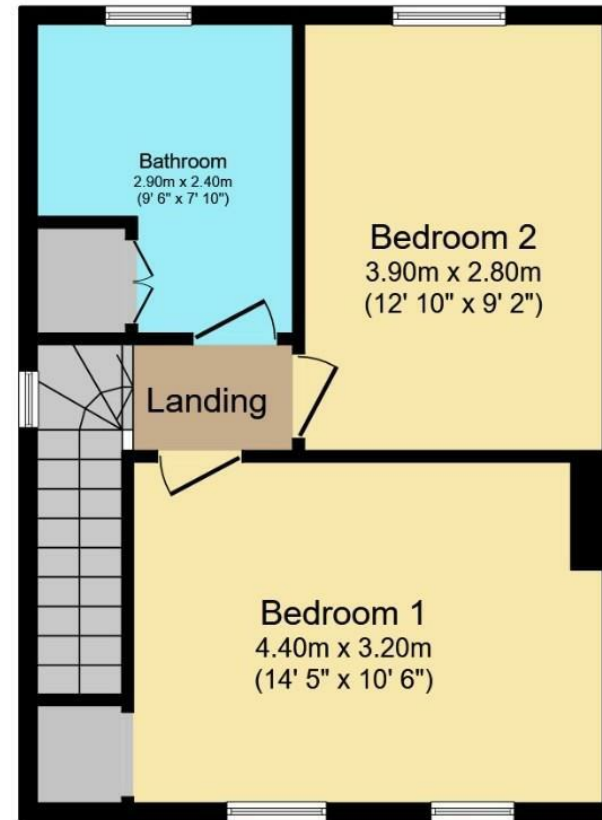
Asking Price £130,000

Hunters Hillsborough are delighted to present a two double bedroom end terrace with a modern fitted kitchen, off road parking and large rear garden. Situated close to excellent local amenities, this property would appeal to first time buyers and investors alike. Entry via the front door into the inner lobby with stairs rising to the first floor. Through to the spacious lounge with modern decor and focal point feature fire surround with an electric fire. Superb modern newly fitted kitchen with a fantastic range of wall and base units with black fronts and accompanying work surfaces. Integrated appliances include an eye level electric oven and microwave, induction hob, dishwasher and a washing machine. Space for an American style fridge freezer. The dining area gives access to the rear garden and there is a handy under the stairs storage cupboard. Upstairs are two good size double bedrooms, the larger of the two overlooking the front of the house with a walk-in storage cupboard. Good size family bathroom with bath, shower over bath, W/C and sink basin. Outside the property has space at the front for 2 cars. The family garden enjoys a sun soaked patio area ideal for garden furniture, there's artificial grass and a raised wooden platform at the rear with a garden shed.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 77.4 m² (833 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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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 A.


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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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.



