



HUNTERS[®]
HERE TO GET *you* THERE

12 Herries Avenue, Sheffield, S5 7HR

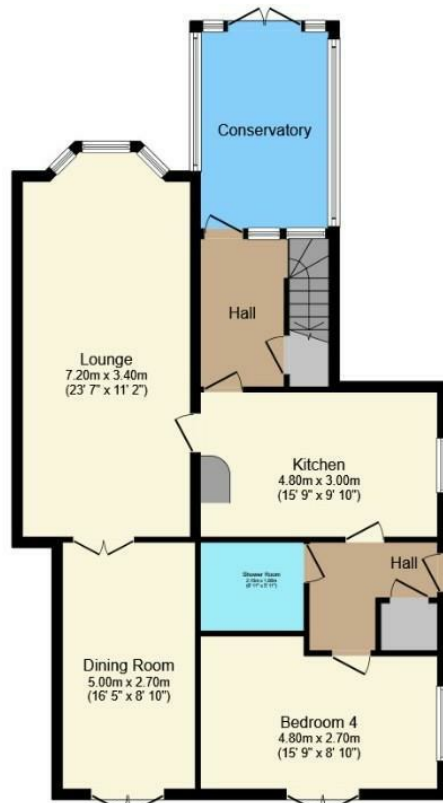
12 Herries Avenue, Sheffield, S5 7HR

Guide Price £290,000

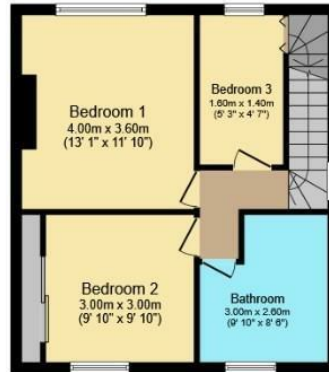
***** Guide Price £290,000 - £300,000 *****

Hunters Hillsborough present a rare opportunity to purchase an outstanding four bedroom semi detached home with occasional attic bedroom five close to Longley Park and many other local amenities. Each room has been carefully planned and completed to a high standard with modern decor and finishings. Viewing is highly recommended. Entry to the property via electric gates into the courtyard with steps up to the side door. Entrance hallway with large ceramic tiles which continue throughout the ground floor rooms. Access to the fourth bedroom with French Doors out to the side of the house. Downstairs W/C with stunning floor to ceiling tiles, a walk in shower and sink basin. Kitchen with a fantastic range of wooden wall and base units, granite work surfaces and integrated appliances including an eye level double electric oven, induction hob, dishwasher, washing machine and a fridge freezer. Door through to the lounge with a large bay window and double doors opening into the dining room with feature wallpaper and French Doors to the side of the house. From the kitchen a door leads to the inner lobby with stairs rising to the first floor and access to a superb conservatory enjoying the views of the private garden. The first floor has two double bedrooms and one single with stairs rising to the attic occasional attic bedroom. Family bathroom with floor to ceiling tiles, walk in shower cubicle, freestanding bath with stand alone tap, W/C and sink basin. Outside there is a driveway and a large double garage with electric door, fitted storage and work benches and full electrics with independent fuse board. Storage room to the rear. Relaxing garden with a pond, patio area and many mature shrubs and trees. Out building and a car port with a shed included. The property benefits from a full CCTV system and alarm including all out buildings.

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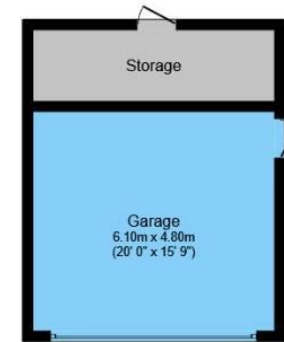
Ground Floor



First Floor



Attic



Garage

Total floor area 205.6 sq.m. (2,213 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

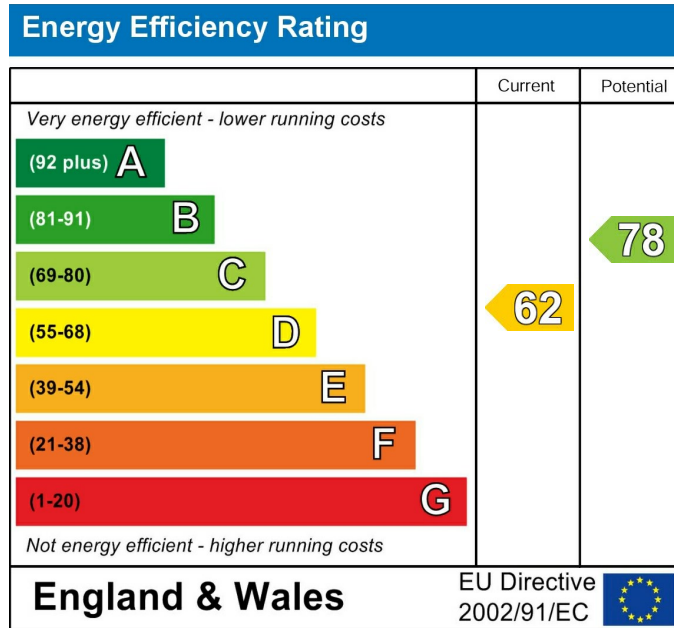
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.



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.





