



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

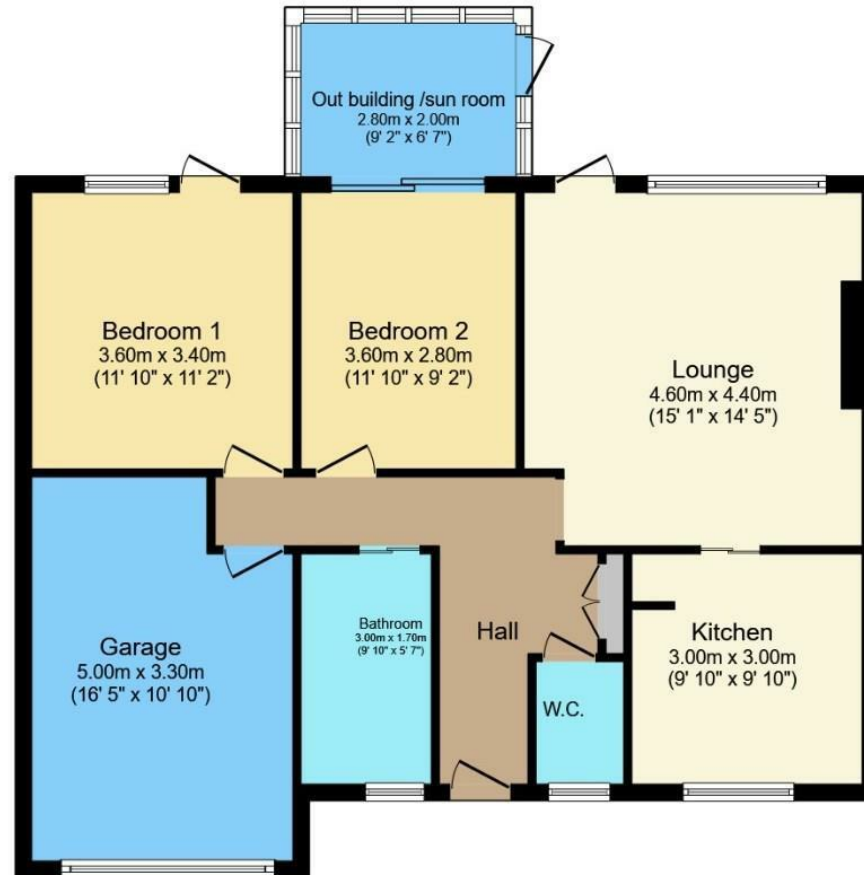
517 Herries Road, Sheffield, S5 8TL

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Asking Price £117,500

Hunters Hillsborough present a two bedroom bungalow with a garage and garden, level throughout, ideal for mobility access. Situated in a highly convenient location providing access to the Northern General hospital, local shops, doctors surgery and bus routes into the city centre. Viewing is highly recommended to appreciate the size of accommodation on offer. Set back from the road, entry via the front door into the entrance hallway. The lounge/diner enjoys garden views and access out via the back door. Kitchen overlooking the front of the property with a range of wall and base units. Separate W/C. Bathroom with bath, sink basin and further W/C. Two double bedrooms, one with access to the rear garden. Integrated garage. The rear garden is mainly a lawn with mature shrubs and trees. There's a lockable out building/sun room, ideal for keen gardeners. Offered for sale with no onward chain.

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Total floor area 92.7 m<sup>2</sup> (998 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

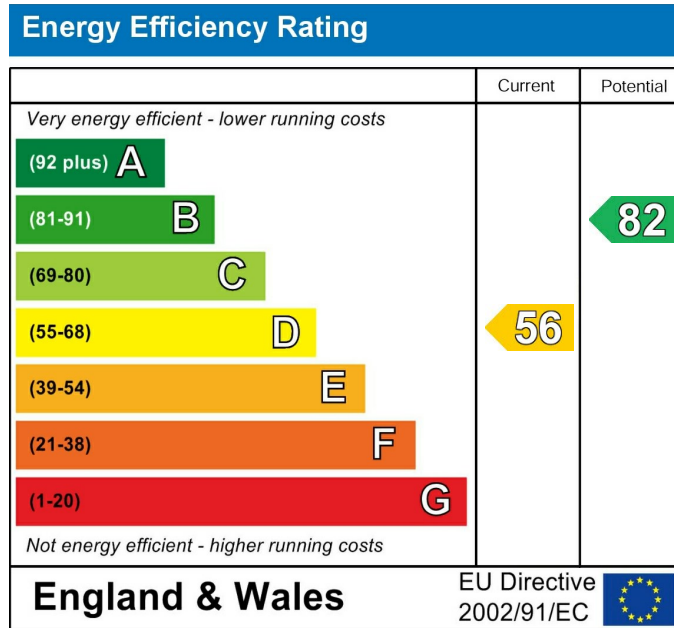
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### 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.



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.







