



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

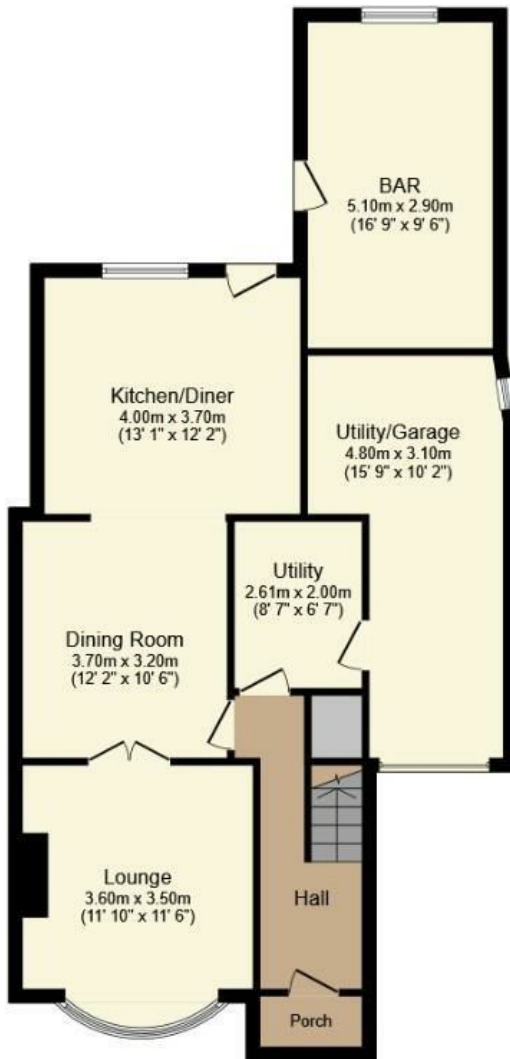
305 Haggstones Road, Worrall, Sheffield, S35 0PB

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Asking Price £360,000

Hunters Hillsborough are delighted to present an extended three bedroom semi detached home situated in the ever popular Worrall Village. Offering outstanding views of the valley and within close proximity to Bradfield School and Oughtibridge School, a viewing is highly recommended. Entry to the property via the front door into a porch, ideal for coats and boots. Through to the entrance hallway with access to a downstairs W/C doubling up as a utility area. Door through to the bright and spacious living quarters featuring a bay windowed lounge with solid oak flooring and a log burner. Double doors through to the open plan extended kitchen diner, a fantastic entertaining space with room for a large family table. The kitchen features a range of fitted wall and base units with real wood work surfaces. Integrated appliances include an eye level electric double oven, gas hob and a dishwasher. Space for a freestanding American style fridge freezer, two Velux windows and access to the rear garden. Upstairs the property enjoys two double bedrooms, the master at the front with a curved window and fitted wardrobes, the second double with fitted wardrobes and magnificent views over the valley. Single bedroom with wooden ladder access to the substantial occasional attic bedroom with a velux and eaves storage. Family bathroom with walk in shower having a rainfall and handheld shower, W/C and sink basin. Outside the property offers a gated two car driveway and a delightful front garden laid to lawn. A door leads into the lean-to with a selection of units and a sink. Handy log store and access into the house via the utility. Converted garage used as a bar with access to the garden. Sun soaked rear garden with lawn, raised decked areas and access to under the house for storage.

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



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 151.7 m<sup>2</sup> (1,633 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

Situated within the district of Worrall, the property is within walking distance to the local shop and pubs  
Regular public transport and just a stones throw away from open countryside.

## GENERAL REMARKS

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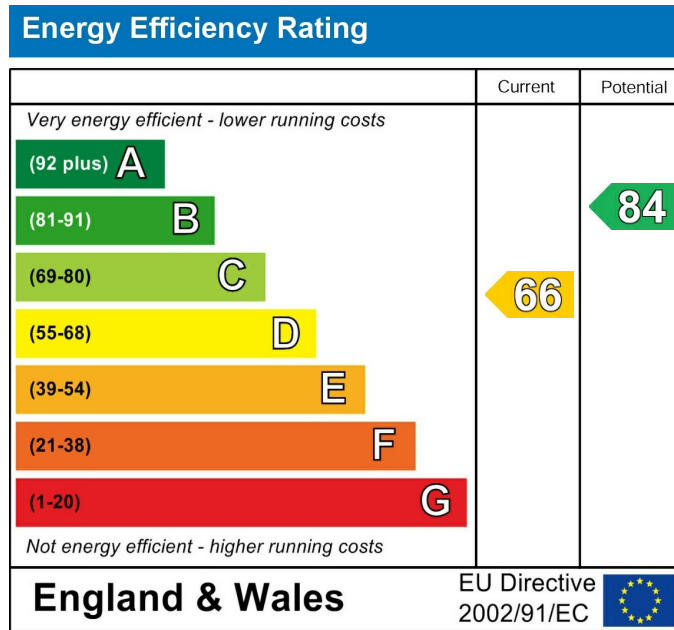
**TENURE** The property is Leasehold with 736 years remaining with an absent landlord.

**RATING ASSESSMENT** We are advised by the Local Authority that the property is assessed for Council Tax Band B.

### 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 SECURED ON IT.**



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.



