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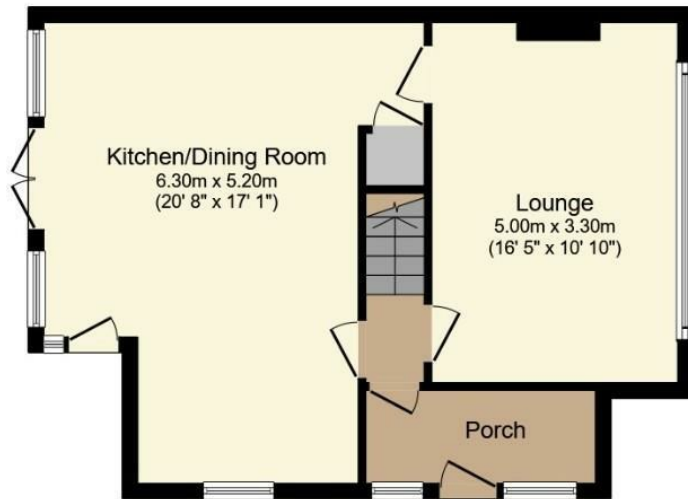
37 Birley Rise Road, Sheffield, S6 1HQ

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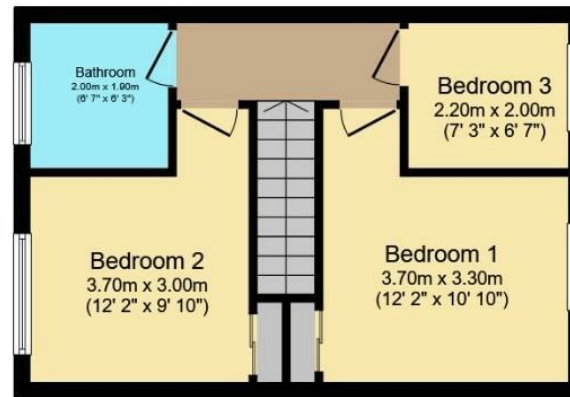
Asking Price £240,000

Hunters Hillsborough are delighted to present a superb three bedroom semi detached property situated on an envious corner plot in the sought after district of Birley Carr. This spacious family home has a driveway and a garage and is positioned on a quiet cul-de-sac close to excellent local amenities. Entry to the property via the side porch, a handy space ideal for coats and boots and space for a dryer. Through to the inner lobby with stairs rising to the first floor and access to downstairs rooms. Extended kitchen diner with stunning Herringbone flooring in the dining area and french doors out to the extensive gardens. The kitchen has a breakfast bar and a range of fitted wall and base units with integrated electric oven and induction hob. Space for a free standing washing machine and fridge freezer. Bright and spacious lounge with focal point feature fire surround and large front facing window with views over Wadsley Bridge. Upstairs are two double bedrooms with built-in wardrobes and one single bedroom. The family bathroom comprises a bath with centre taps, rainfall and handheld shower over bath, W/C and sink basin. Outside the front garden is a lawn that leads round to the side with a path and a gate out to the driveway and garage. Secure gate through to the rear garden with a patio area and a lawn.

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Ground Floor



First Floor



Garage

Total floor area 105.9 m² (1,140 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 has access to a fantastic range of amenities including Sainsburys and the Kilner Way Retail Park. Excellent public transport links and local schools within walking distance.

GENERAL REMARKS

TENURE

This property is Leasehold with 141 years remaining at a cost of £19.60 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

