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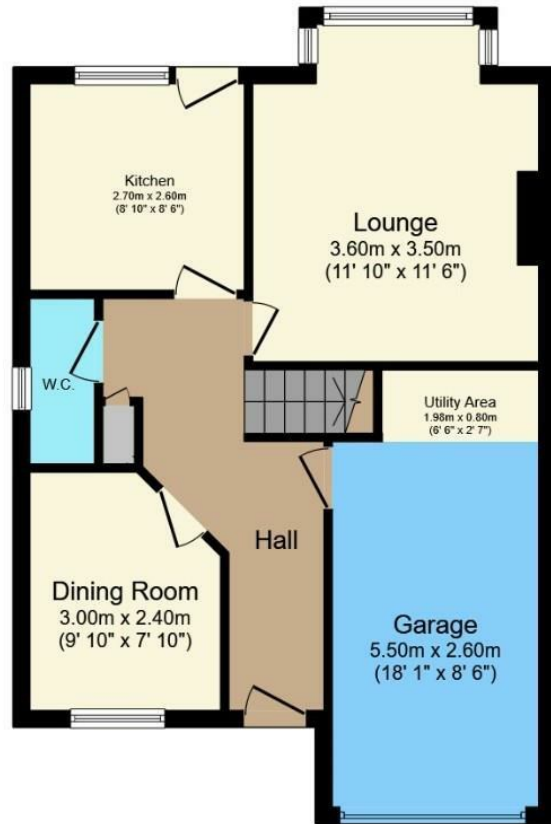
1 Standish Gardens, Sheffield, S5 8YD

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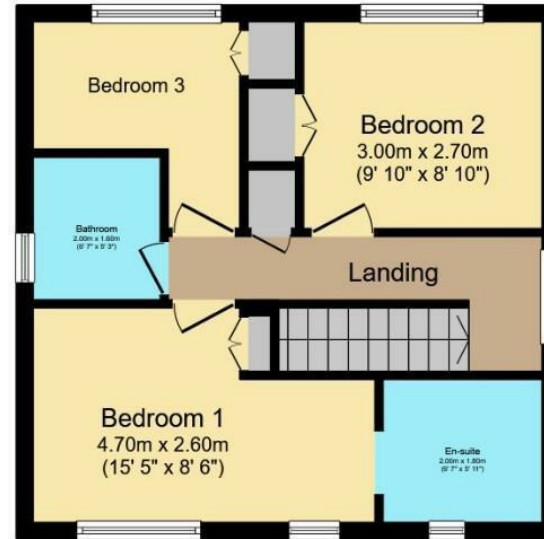
Asking Price £305,000

Hunters Hillsborough are delighted to present a three bedroom detached family home with two reception rooms and an integral garage. The current vendors have secured an onward purchase and are ideally looking for ready and able buyers. Viewing is highly recommended to appreciate the size of accommodation on offer. Multiple items of furniture within the property are included in the sale, speak to the agent for further details. Entry via the front door into a large welcoming entrance hallway. The integrated garage is to the right with a utility area having space for a washing machine and a tumble dryer. Good size dining room currently used as a playroom. Through to the lounge with a bay window overlooking the rear garden. Focal point feature fire surround with a gas fire. The kitchen has a range of wall and base units with an integrated gas oven and gas hob, fridge and space for a free standing dish washer, access to the rear garden. Downstairs closet with a W/C and sink basin. Upstairs are three good sized bedrooms, the master having an en suite shower room and there is a family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin . The property is set on a generous corner plot with gardens to three sides. To the front there is a driveway up to the garage and a path to the front door with a lawn and mature shrub borders extending round the side of the house. The rear is a private enclosed lawn with a raised patio area ideal for garden furniture.

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**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,027 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 D.

### 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.

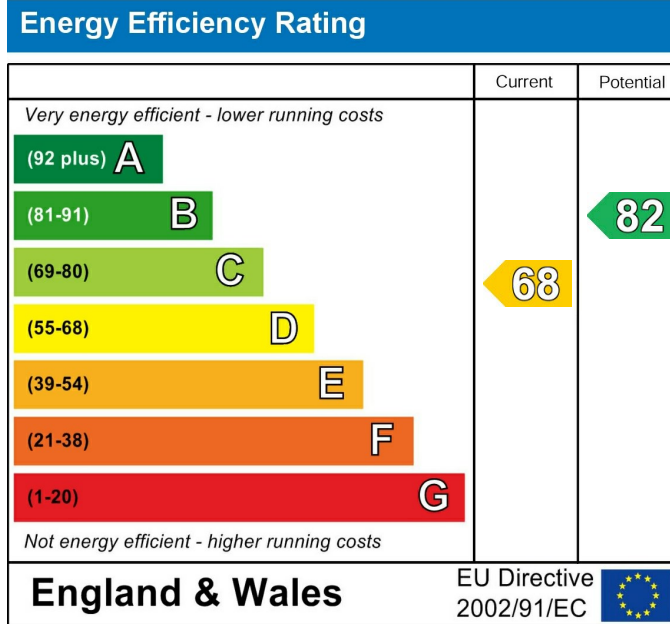
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS**

### Local Area

Standish Gardens is situated just a short drive from the popular district of Kelham Island. The Northern General Hospital is less than 2 miles away and the many shops, supermarkets and schools in the area are easily accessible.



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.





