



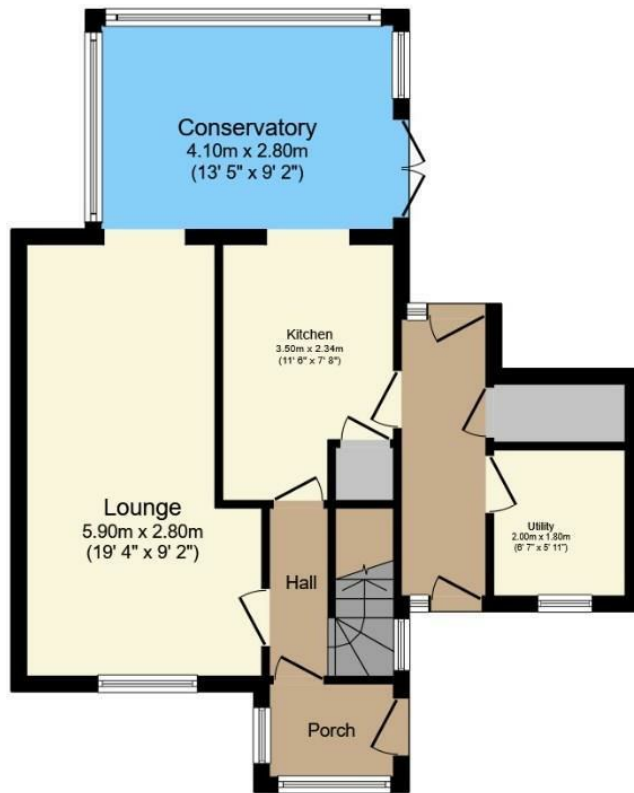
HUNTERS[®]
HERE TO GET *you* THERE

61 Dungworth Green, Bradfield, Sheffield, S6 6HE

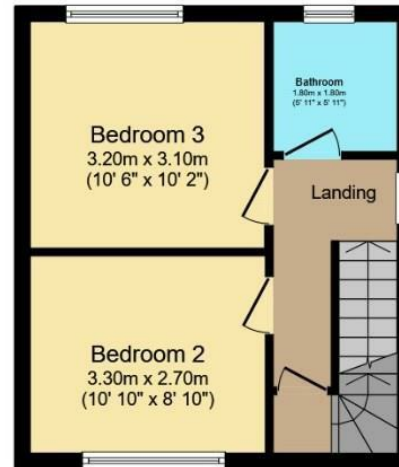
61 Dungworth Green

Offers Over £300,000

Hunters Hillsborough are delighted to present a rare opportunity to acquire a three bed semi detached property in the extremely popular residential area of Dungworth. Situated within walking distance of Bradfield Dungworth Primary school, and boasting amazing views, this property definitely has the wow factor. Entry to the property via a handy porch, ideal for coats and boots. Into the entrance hallway with access to a front facing open plan lounge that leads back to a conservatory style dining area and modern fitted kitchen. An extension on the side of the property boasts a separate entrance from the front and provides great storage space and a utility area with space for free standing fridge freezer and plumbing for a washing machine. To the first floor are two spacious bedrooms and a modern tiled bathroom with shower over bath. To the second floor is a converted attic bedroom with a dormer and rear facing French doors that open to admire the outstanding view of vast fields and farming land. This bedroom also benefits from an en-suite shower room. To the front is a small garden with off road parking available whilst to the rear is a lawned garden.



Ground Floor



First Floor



Second Floor

Total floor area 104.5 m² (1,125 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

The property is perfectly placed to enjoy the many countryside walks, within walking distance of Bradfield Dungworth Primary school and a short distance to local shops/amenities.

GENERAL REMARKS

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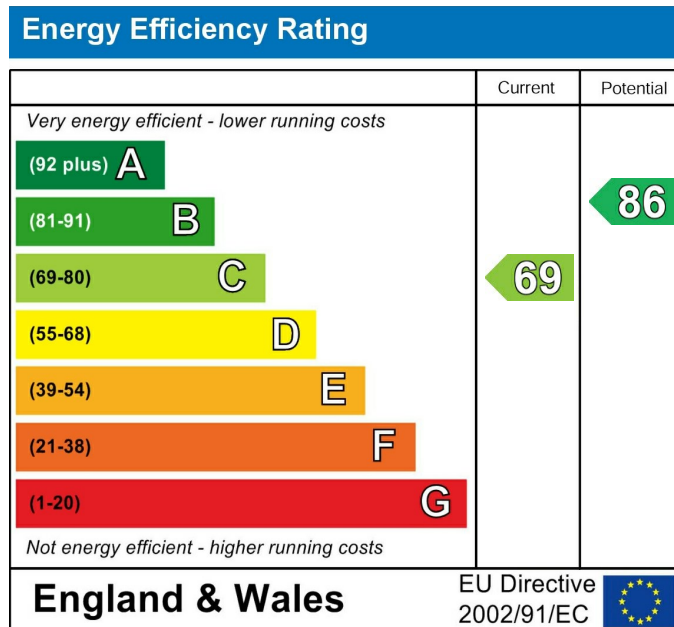
TENURE The property is Freehold

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

Vacant possession upon 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 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.



