



HUNTERS[®]
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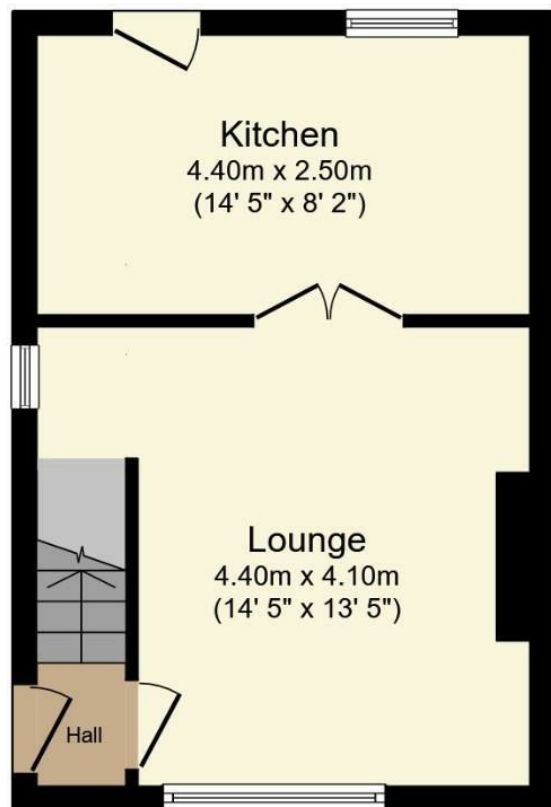
3 Palgrave Crescent, Sheffield, S5 8GQ

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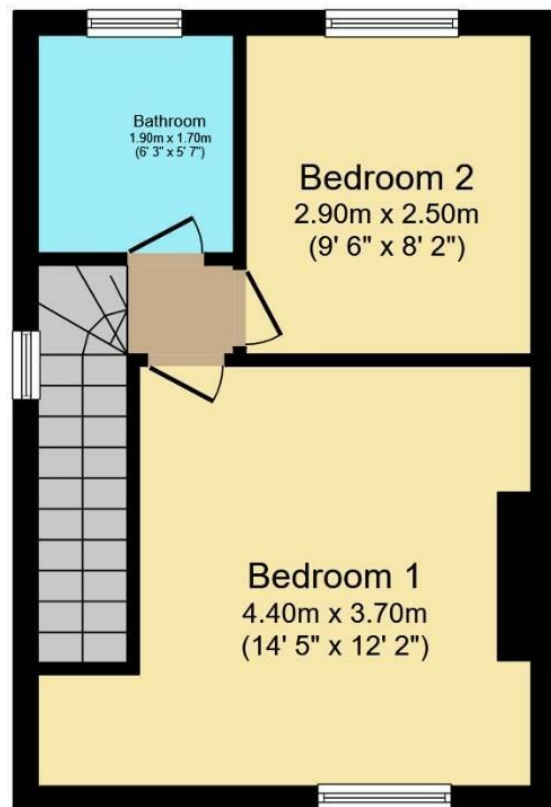
Asking Price £140,000

Hunters Hillsborough are delighted to present an immaculate, fully renovated two double bedroomed end terraced home with the added benefit of a wired alarm system, off road parking and a sizeable rear garden. Situated on a popular road in Parson Cross close to excellent local amenities, viewing is highly recommended. Entry via a gated path to the side door into the inner lobby with stairs rising to the first floor. Modern grey carpet and white walls are the theme throughout the property. The lounge is bright and spacious with an open under stairs storage space. Feature wallpaper to one wall with wall lights and a white fire surround with marble hearth and space for an electric fire. Double doors with glass panelling lead into the envious newly fitted kitchen having an excellent range of wall and base units and accompanying work surfaces. Integrated appliances include an electric oven and hob with extractor fan, fridge freezer and space for a washing machine. Patterned vinyl flooring and a door out to the rear garden. Upstairs are two good size bedrooms and the family bathroom with a white three piece suite comprising bath with a bath/shower mixer tap, W/C and sink basin. Outside the property commands a large plot with a gated driveway to the front and a path down the side of the house to a private garden with a patio area, lawn and fencing.

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Ground Floor



First Floor

Total floor area 59.0 m² (635 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 requirement

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(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.





