



HUNTERS[®]
HERE TO GET *you* THERE

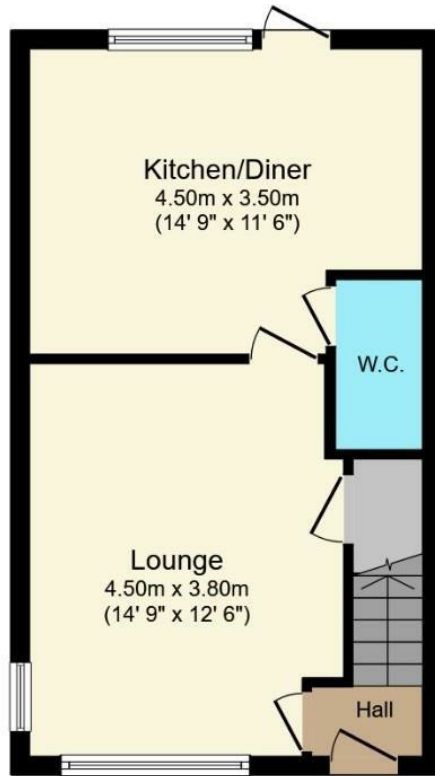
62 Brearley Drive, Parson Cross, Sheffield, S5 8BF

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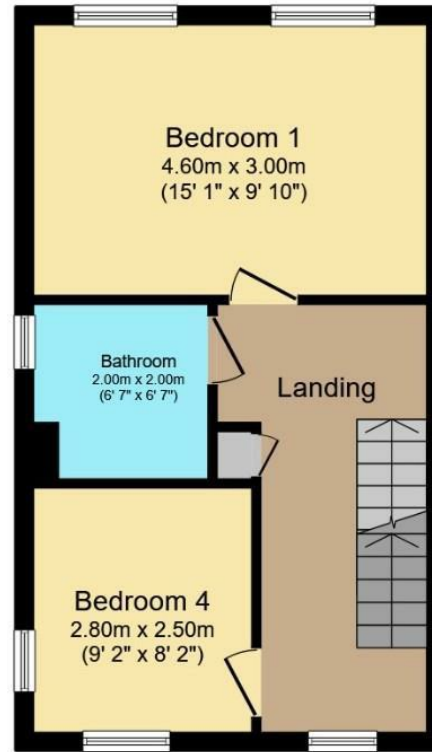
Asking Price £250,000

Hunters Hillsborough present the perfect first time buyer/investor property, offered for sale "sold as seen" with all furniture and kitchen appliances including a range of plates and cutlery as well as outdoor equipment included in the sale price. This well presented four bed semi detached has a W/C on each floor, private driveway and is offered for sale with no onward chain. Entry via the front door with access to the lounge. Front and side window and plenty of space for living room furniture. Handy under the stairs storage cupboard. The hub of the home is the sun soaked kitchen diner with patio doors overlooking the private garden and driveway. Integrated appliances include a Neff dishwasher, Siemens electric oven and gas hob, washing machine and a freestanding fridge freezer. Access to the downstairs W/C with built in shelving. The first floor has a supersized double bedroom occupying the rear of the property, single bedroom to the front and the family bathroom with bath, shower over bath, W/C and sink basin. Stairs rise to the second floor with two good size attic bedrooms, one with a Juliette balcony. Shower room with a walk in shower, W/C and sink basin. Outside the property enjoys a corner plot with secure double gates at the rear onto the driveway. Outdoor storage and a low maintenance lawn with a patio area and a gate leading to the side of the house. The front garden has a range of mature shrubs and trees.

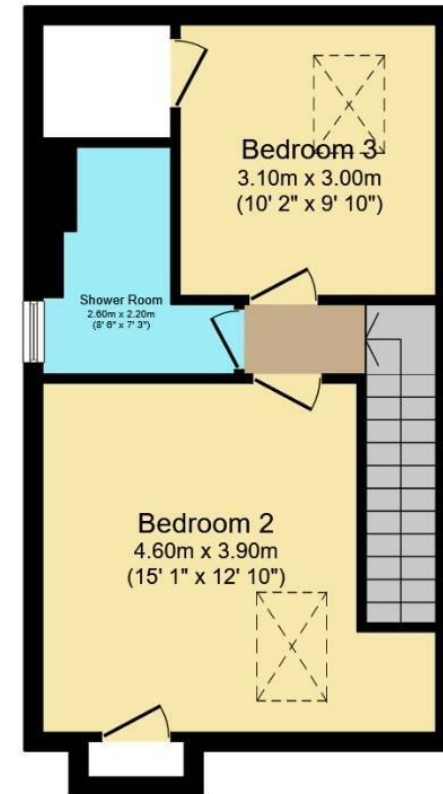
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 107.5 m² (1,158 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

Brearley Drive is situated within easy access to local schools, shops and supermarkets. Regular public transport links give access to the city, motorway networks and within close proximity to the Northern General Hospital.

General Remarks

TENURE

This property is Leasehold with 238 years remaining at a cost of £175 per year . Service charges £145 per year.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

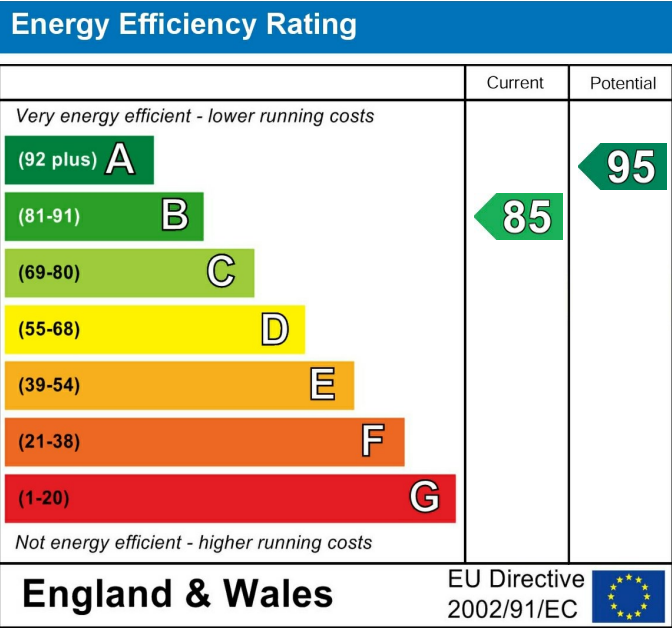
VACANT POSSESSION

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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

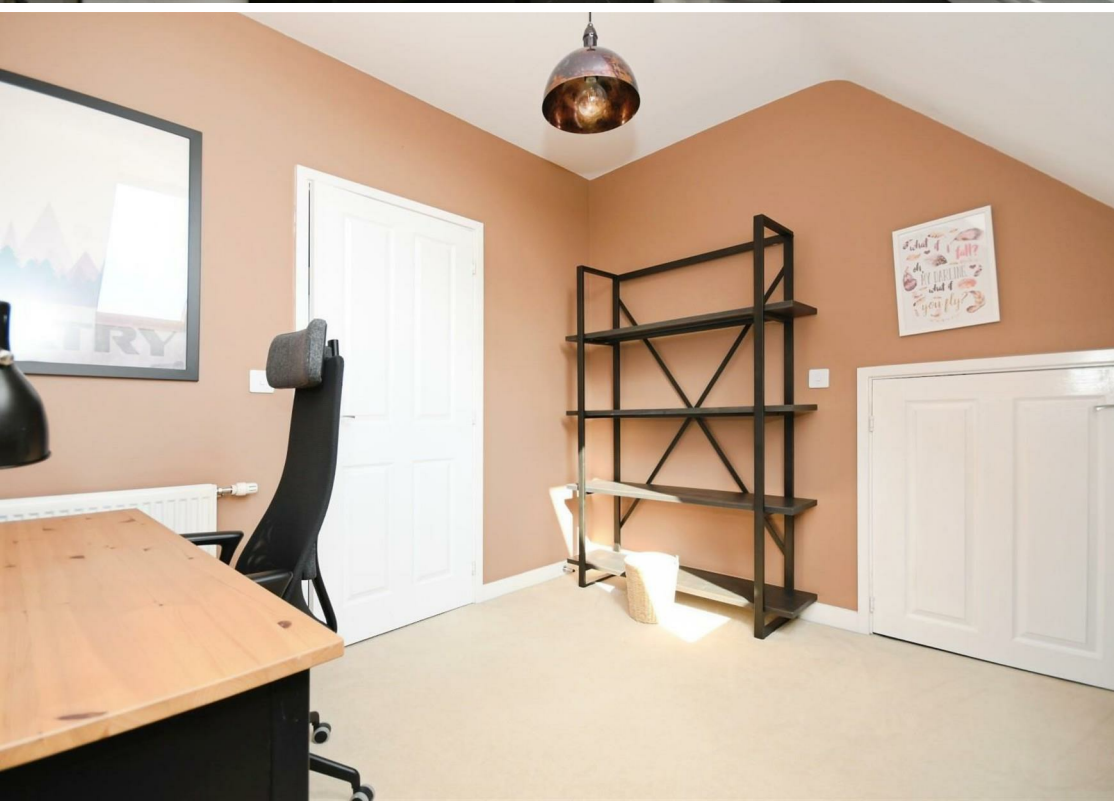


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.











BREARLEY DRIVE