



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

10 Bignor Place, Sheffield, S6 1JE

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Asking Price £210,000

Hunters Hillsborough are delighted to present a three bedroom semi detached home situated at the end of this quiet cul-de-sac offering a large rear garden and a driveway. The property is offered for sale with no onward chain and is ready and waiting for the new owner to put their own stamp on it. Entry via the front door into the entrance hallway with stairs rising to the first floor and access to ground floor rooms. Good size kitchen with a range of wall and base units with wooden fronts and accompanying work surfaces. Eye level electric oven and a gas hob and space for all usual freestanding appliances. Door out to the side of the house and access to the lounge/ diner. This super sized family room has a front facing bay window and patio doors out to the delightful garden at the rear. Marble hearth with a fitted fire surround and neutral decor with plenty of space for lounge and dining room furniture. Upstairs the master bedroom has a bay window and a range of white fitted wardrobes. Further good size bedroom to the rear with lovely garden views and fitted wardrobe space to two walls. Single bedroom, larger than most with a large bay window. Newly fitted shower room with tiled walls, walk in shower cubicle, W/C and sink basin. Outside the property boasts a sizable plot with a driveway and low maintenance front garden. Access to the side of the house leading down to a raised patio area with steps down to a well manicured lawn having a range of mature shrubs and plants and a further patio area ideal for summer BBQ's.

**\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not**

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General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

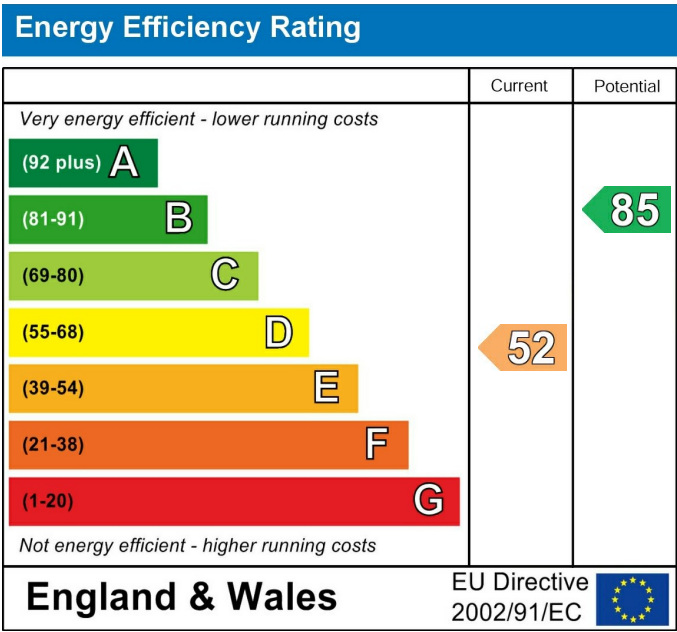
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.



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.







