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104a Moonshine Lane, Sheffield, S5 8RG

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Guide Price £250,000 - £260,000

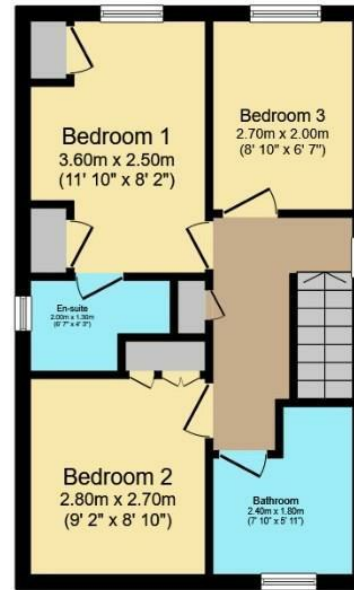
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Hunters Hillsborough are delighted to present an immaculate detached family home commanding a sizable plot with a private driveway offering space for multiple vehicles. Set back from the road and situated in the highly popular district of Southey Green, this property would be ideal for anyone working at the Northern General Hospital and requiring good local amenities, early viewing is highly recommended. Entry via the front porch, ideal for coats and boots with a door through to the downstairs W/C. Superb open plan lounge diner with neutral decor, focal point feature fire surround and a large front facing bay window. French doors lead into a private relaxing conservatory with a tiled floor offering plenty of space for furniture. French doors lead out to the garden. Separate kitchen with a good range of wall and base units finished with modern high gloss fronts and accompanying work surfaces. Integrated electric oven and gas hob with space for a freestanding washing machine and a fridge. Handy pantry and access to the side of the house. Upstairs you will find an en-suite master bedroom with built-in wardrobe space. The en-suite comprises a shower, W/C and sink basin. Further double bedroom with fitted mirrored wardrobes and a good size single bedroom. Family bathroom with bath, shower over bath, W/C and sink basin. Envious outside space starting with the well manicured front and side gardens with rockeries and a good selection of low maintenance shrubs. To the rear is a sun soaked raised patio area with pebbled beds and mature plants and shrubs. Access to the side of the house leading out to the ample parking this property has to offer.

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Ground Floor



First Floor

Total floor area 84.5 sq.m. (910 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

Moonshine lane is located just five minutes drive to the Northern General Hospital, and within walking distance to the local shops on Herries Road including a Tesco supermarket. Excellent transport links run from Herries road in and around the city.

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.

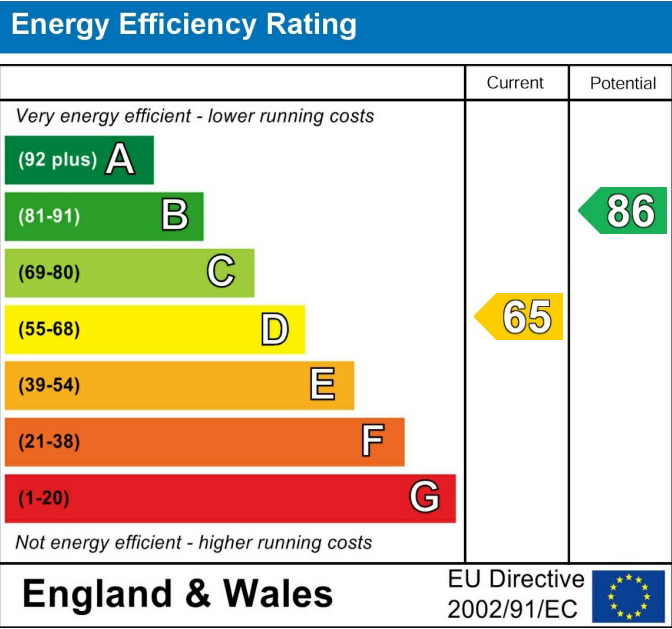
VACANT POSSESSION

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.

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.







