



HUNTERS[®]
HERE TO GET *you* THERE

7 Standish Gardens, Sheffield, S5 8YD

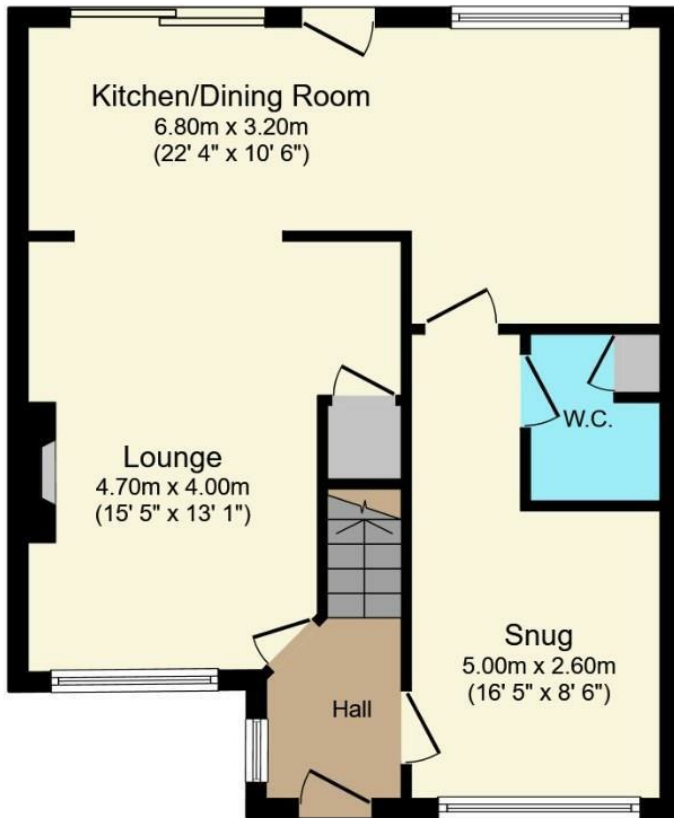
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Guide Price £350,000

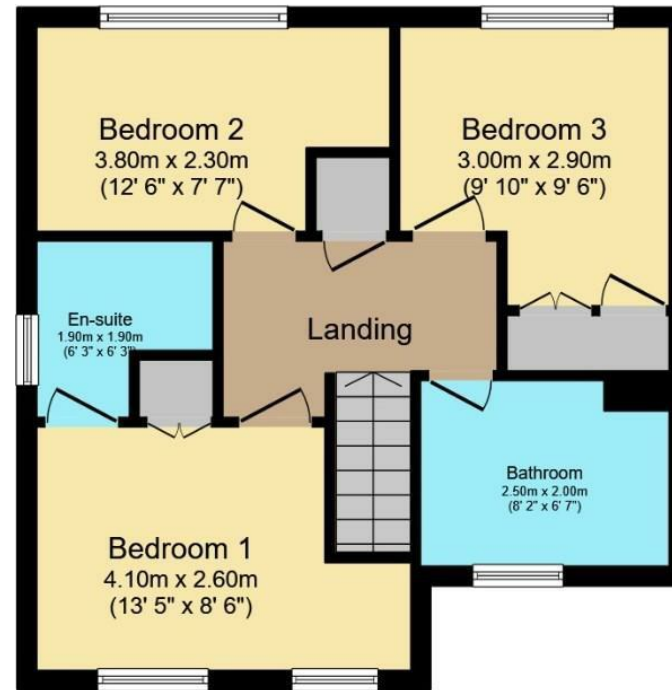
****Guide Price £350,000 - £360,000****

Hunters Hillsborough are delighted to market an immaculate three bedroomed detached family home with a converted garage, off road parking for 2/3 cars and good size rear garden. The property benefits from Hive heating and Solar panels which will all be transferred over to the new owner. Situated within the highly popular collection of roads, just a short drive to Kelham Island and the City centre, viewing is highly recommended. Entry via the front door into a welcoming entrance hallway. The ground floor is fitted with modern large tiling. Underfloor heating in reception room 2 (garage conversion). Open plan living space with a front facing lounge featuring a wall mounted gas fire and under stairs storage cupboard. The diner has a vertical radiator and wall mounted TV points. Patio doors lead out to the private rear garden. Breakfast kitchen with a good range of wall and base units, granite work surfaces and splash-backs and a granite topped breakfast bar, integrated electric oven and gas hob and space for freestanding appliances. A door leads you through to the garage conversion featuring a downstairs W/C and sink basin along with a good size family room, ideal as a 2nd reception room. Upstairs the property benefits from an en-suite master bedroom with two windows overlooking the front of the property. Handy built in cupboard space and wall mounted TV points. Bedroom 2 overlooks the rear along with bedroom 3 having built-in wardrobe space. Spacious family bathroom with bath, shower over bath, W/C and sink basin. The rear garden has something for everyone with a patio area and lawn and a brick outbuilding with electrics ideal for multiple uses.

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Ground Floor



First Floor

Total floor area 96.8 sq.m. (1,042 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

Standish Gardens is situated just a short drive from the popular district of Kelham Island. The Northern General Hospital is less than 2 miles away and the many shops, supermarkets and schools in the area are easily accessible

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.

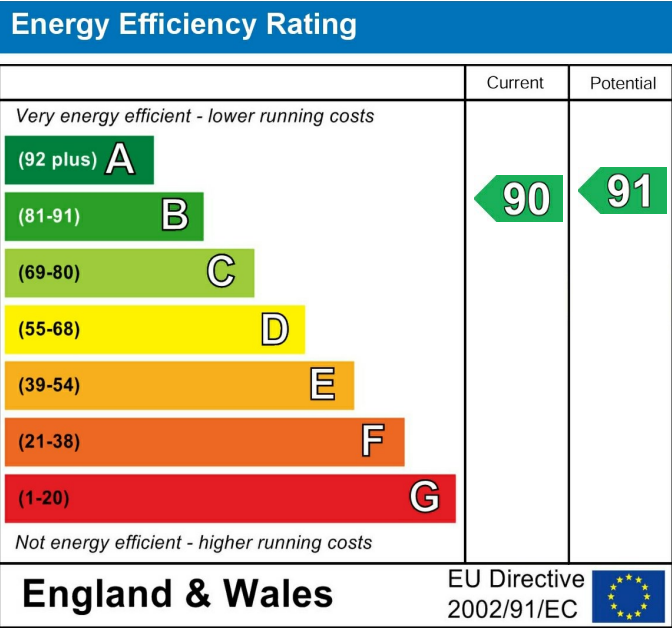
VACANT POSSESSION

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.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

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.



