



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

32 Lytton Crescent, Sheffield, South Yorkshire, S5 8AY

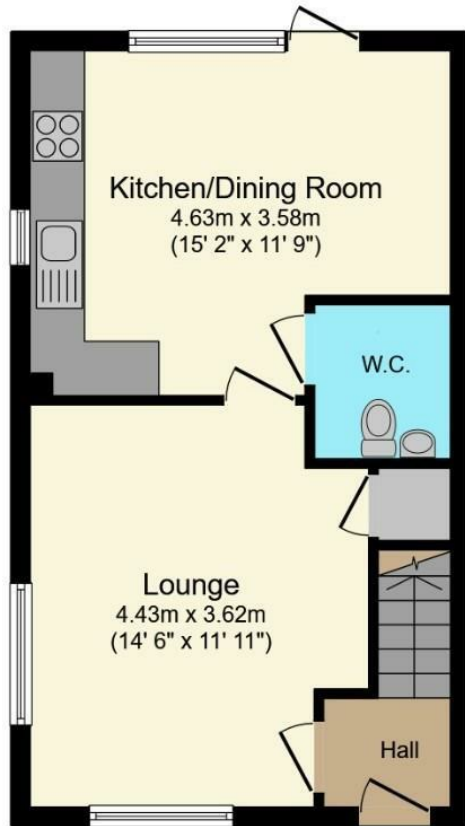
32 Lytton Crescent, Sheffield, South Yorkshire, S5 8AY

Guide Price £240,000

\*\*\*\*\*Guide Price £240,000 - £250,000\*\*\*\*\*

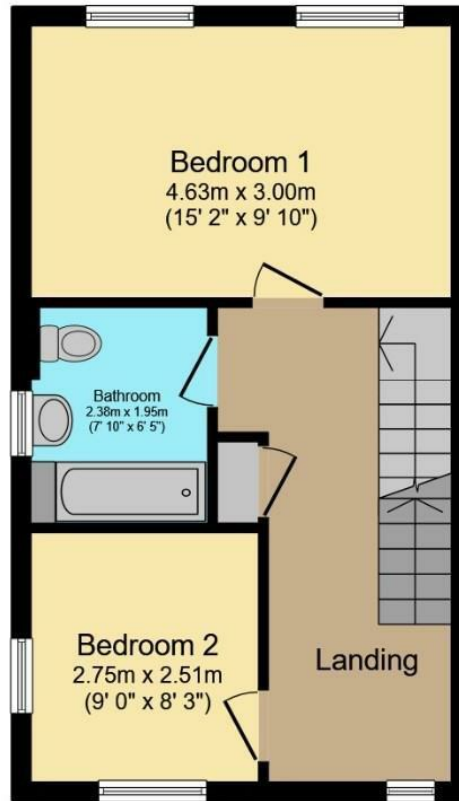
Hunters Hillsborough are delighted to present an immaculate four bedroomed semi detached home with accommodation over three levels. The property has so much to offer both inside and out with well manicured wrap-around gardens, parking for two cars and a W/C on every floor. Entry into the inner lobby with stairs rising and access to the downstairs rooms. Superb bright and spacious lounge with two large windows, neutral decor and access to a large understairs storage cupboard. The kitchen diner offers a range of contemporary wall and base units finished in matt fronts with accompanying work surfaces. Integrated appliances include a washing machine, dishwasher, fridge freezer, electric oven and hob. Access to a downstairs W/C and a UPVC door leads out the private rear garden. The first floor offers a super sized bedroom with two windows and floor to ceiling fitted wardrobes. Further good sized bedroom and the family bathroom with a white three piece suite comprising, bath, shower from taps, W/C and sink basin. Stairs rise to two more bedrooms, the larger of the two offering views out from front and side windows along with fitted wardrobes. Shower room with cubicle, W/C and sink basin. Outside the property enjoys a corner plot with a two car gated driveway and lawn to the side with a range of mature shrubs and plants, recently installed surrounding the boundary fencing. Secure gate leading to the rear garden with a sun soaked lawn and patio area. Planted fruit trees include pear, plum and cherry apple along with a fruit and veg patch and herb garden.

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### Ground Floor

Floor area 38.6 sq.m. (415 sq.ft.)



### First Floor

Floor area 38.6 sq.m. (415 sq.ft.)



### Second Floor

Floor area 38.6 sq.m. (415 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Local Area**

Situated within walking distnace 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 Freehold, there is a small service charge of £40 per quarter for the management of the estate communal areas.

**RATING ASSESSMENT**

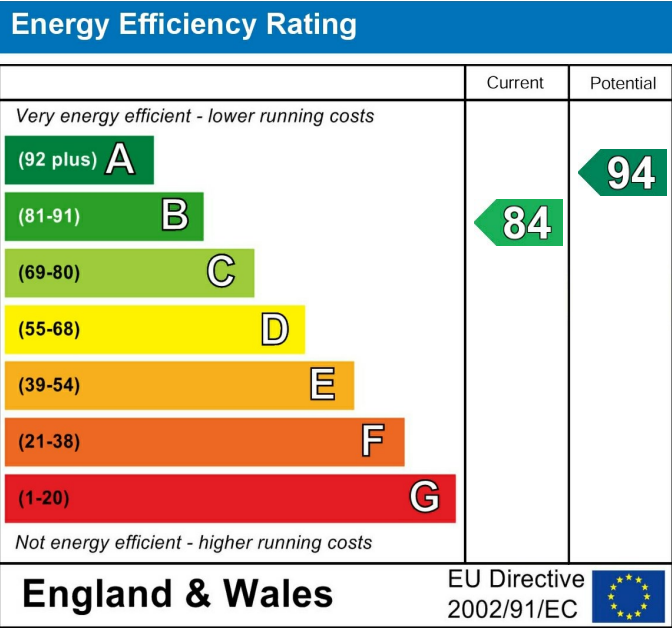
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C  
**VACANT POSSESSION**

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 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.









