



HUNTERS[®]
HERE TO GET *you* THERE

96 Farview Road, Sheffield, S5 7TB

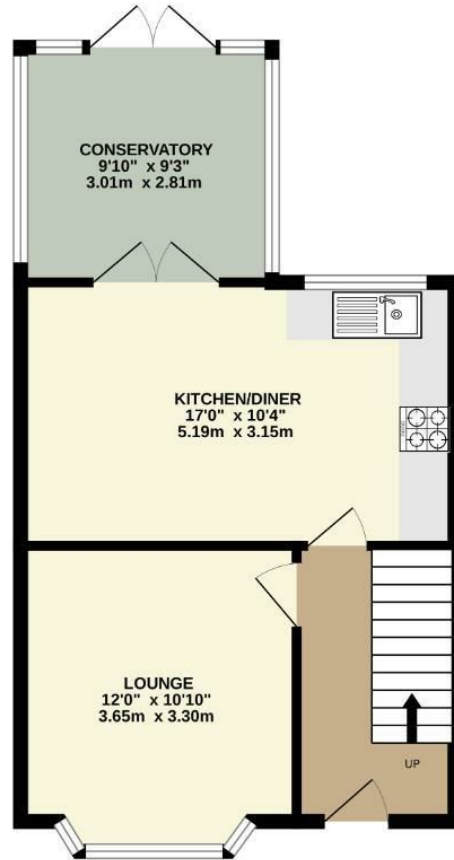
96 Farview Road, Sheffield, S5 7TB

Asking Price £220,000

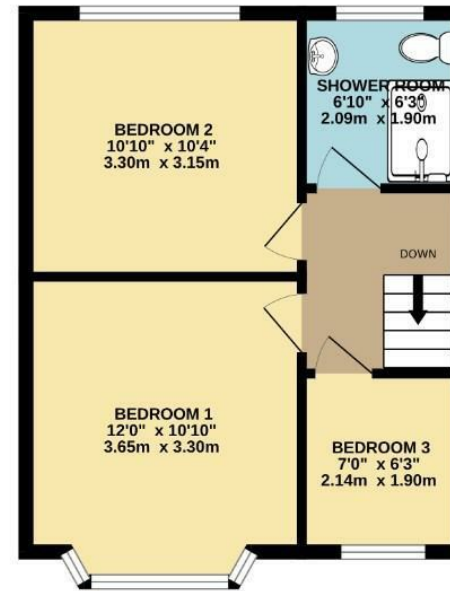
Hunters Hillsborough are delighted to present a superb three bedroomed semi detached home situated in the popular district of Sheffield Lane Top offering access to a whole range of amenities including the green space of Longley Park. Offering a detached garage and a driveway, viewing is highly recommended. Entry via the front door into a welcoming entrance hallway with stairs rising to the first floor and a handy understairs cupboard with plumbing for a washing machine. Door through to a relaxing bay windowed lounge with fixings for a wall mounted TV. The hub of the home is the family sized kitchen diner with a fantastic range of fitted wall and base units with integrated appliances including an electric hob, a newly fitted eye level electric fan oven and microwave, a dishwasher and space for a fridge/freezer. The diner has French doors opening into a conservatory with access out to the private rear garden. Upstairs, the master bedroom has a bay window and overlooks the front of the house. Single bedroom with a built in cabin bed included in the sale and further double bedroom to the rear. Shower room with a shower cubicle, W/C and sink basin. Outside the front garden is tiered with pebbled beds and access to the side of the house and to the garage via the driveway. Good size rear garden with a two tiered patios, a great space for garden furniture and a large lawn ideal for families with children or pets. Detached garage for extra storage.

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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

GENERAL REMARKS

TENURE

This property is Leasehold with 710 remaining there is no fee as the buyer will also own the Freehold.

RATING ASSESSMENT

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

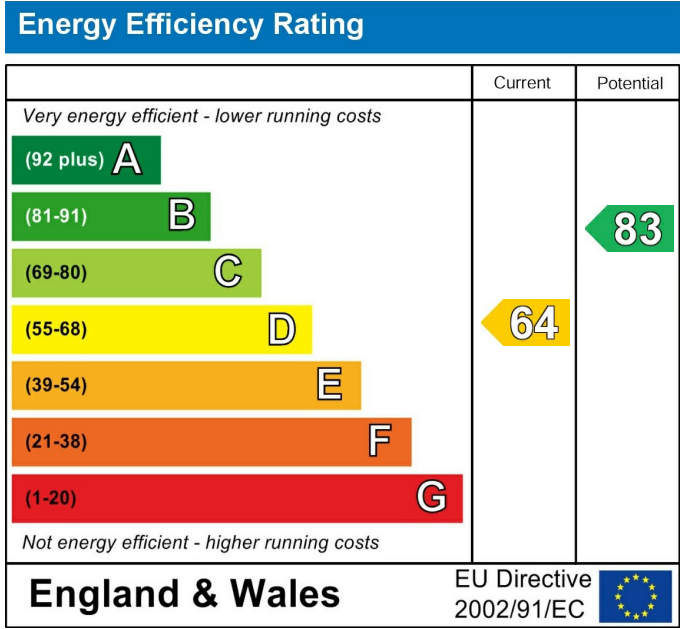
VACANT POSSESSION

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 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.





