



HUNTERS[®]
HERE TO GET *you* THERE

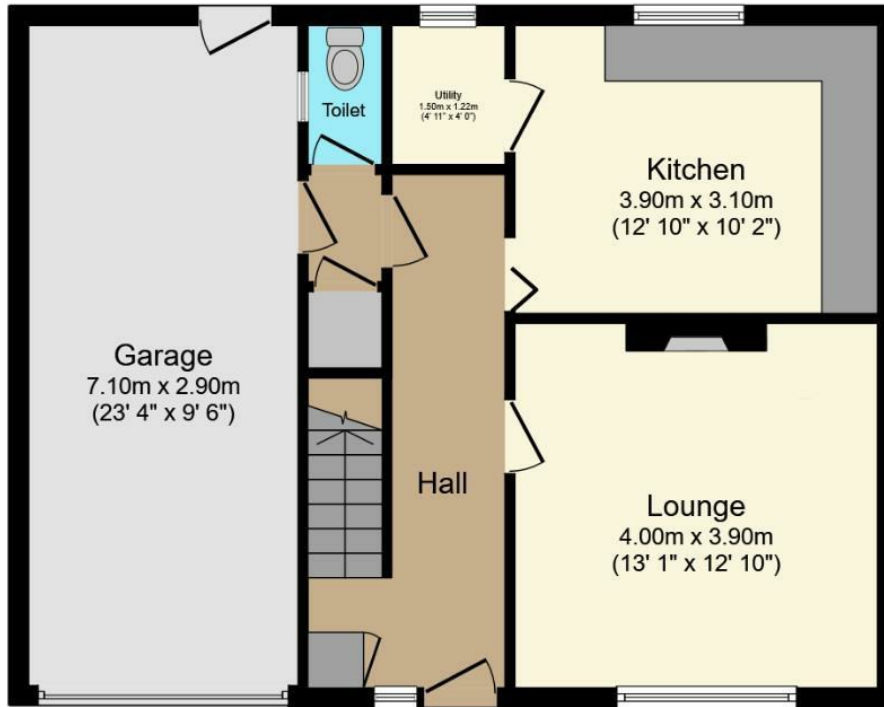
56 Endfield Road, Sheffield, S5 9BD

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Guide Price £210,000 - £220,000

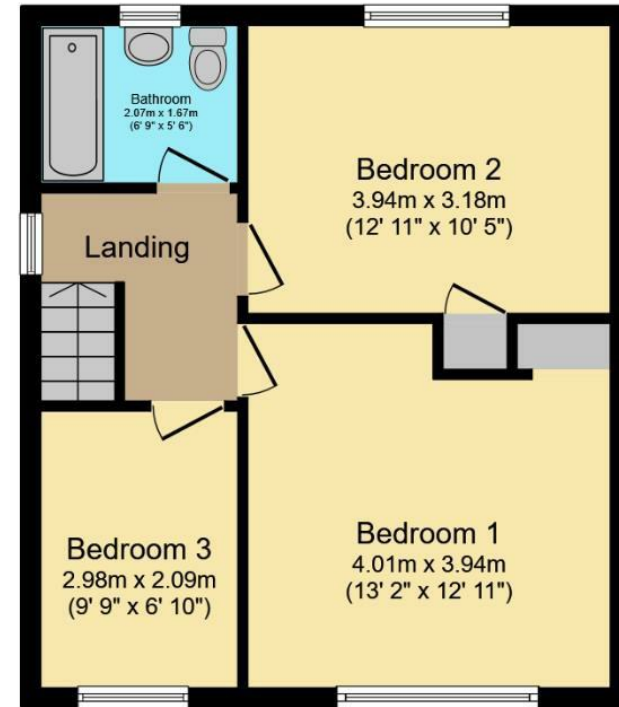
Hunters Hillsborough are delighted to market a three bedroomed semi detached family home situated on the edge of Parson Cross and Ecclesfield Village. This well presented home offers a gated driveway at the front, a driveway to the rear and a garage accessed via a private lane off Creswick Avenue. Entry via the front door into a welcoming entrance hallway with stairs rising and access to all downstairs rooms. Situated at the front of the property is a superb bright and spacious lounge with modern decor and focal point feature log burning stove. To the rear, the modern high-gloss black kitchen boasts an impressive range of integrated appliances including a wine fridge, double electric oven, microwave, dishwasher, and gas hob. There's also a separate utility room with space for a washing machine, tumble dryer, and fridge freezer plus a convenient downstairs W/C. A door takes you into the versatile car port, currently used as a work space and storage with an up and over garage door and access out to the substantial rear garden. Upstairs, the property offers two generous double bedrooms both with built-in cupboard space and a third single bedroom, ideal for use as a home office or nursery. The family bathroom is smartly fitted with a bath and shower over, hand basin, and W/C. Outside, the generous rear garden features a large grassed lawn and a spacious decked area perfect for entertaining or enjoying the sun. A wooden shed provides additional storage, and access to the driveway and garage.

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Ground Floor

Floor area 64.9 sq.m. (699 sq.ft.)



First Floor

Floor area 43.6 sq.m. (470 sq.ft.)

Total floor area: 108.5 sq.m. (1,168 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

Local Area

Situated conveniently close to local amenities including schools, and shops, all within a short distance. Ecclesfield Village is just a short drive away along with local supermarkets including Asda at Chaucer Road.

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 A.

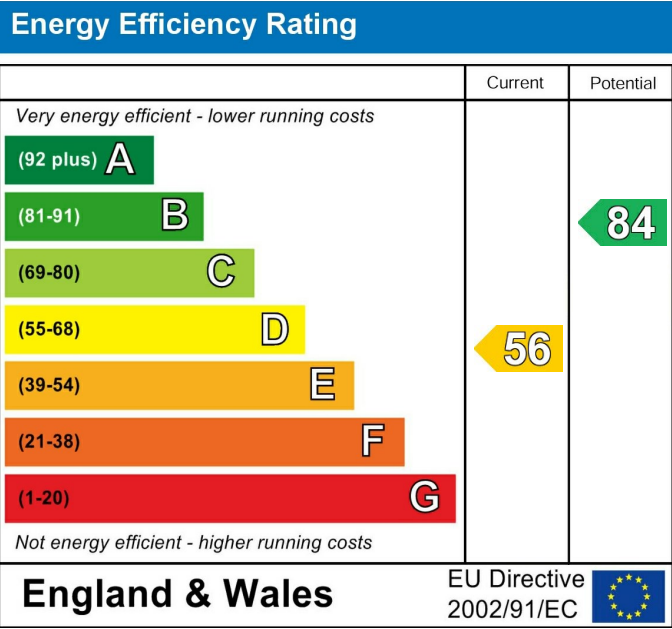
VACANT POSSESSION

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.

