



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

58 Ben Lane, Sheffield, S6 4SB

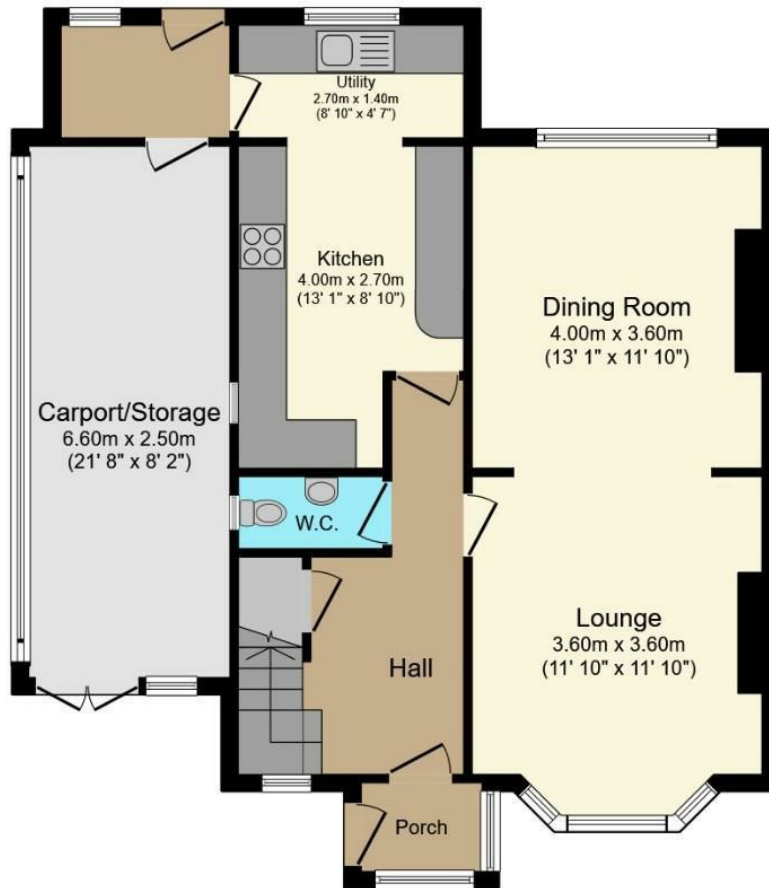
58 Ben Lane, Sheffield, S6 4SB

Guide Price £300,000

\*\*\*\* Guide Price £300,000 - £310,000\*\*\*\*

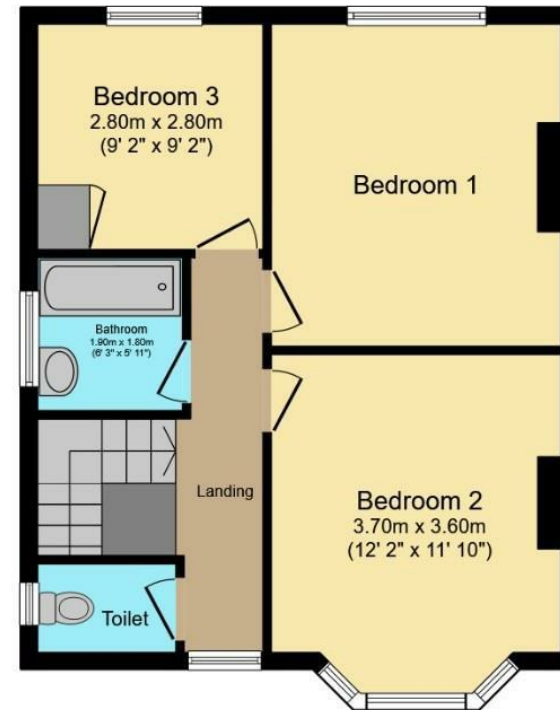
Hunters Hillsborough are delighted to present a larger than average, bay fronted three bed semi detached home situated in the popular area of Wadsley with superb amenities including good local schools, the Wisewood Sports Centre and easy access to local shops. Offering a driveway and a carport along with an attractive rear garden, viewing is highly recommended. Entry into the front porch, ideal for coats and boots leading through to the entrance hallway. Stairs rise to the first floor and there is a handy downstairs W/C. Bright and spacious lounge diner with wooden flooring and bay window to the lounge. The diner has views over the garden and plenty of space for furniture. To the rear is an extended kitchen with a good range of wall and base units, freestanding fridge, freezer and washing machine available to purchase subject to further negotiations. The kitchen gives access to a rear porch and leads into a superb secure storage space with UPVC doors. The first floor has a relaxing master bedroom with an almost floor to ceiling bay window offering delightful views over the green space of spider park. Two freestanding wardrobes are included in the sale. Two further good size bedrooms to the rear and the family bathroom with a bath, shower from taps and sink basin. Separate W/C with wash basin. Outside to the front, the property has a private driveway and a paved area. The rear garden is a well planned space with a paved path leading down to the bottom and mature shrubs and a rockery.

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### Ground Floor

Floor area 78.1 sq.m. (841 sq.ft.)



### First Floor

Floor area 51.7 sq.m. (556 sq.ft.)

Total floor area: 129.8 sq.m. (1,397 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**

Ideally placed with easy access to facilities at both Malin Bridge and Hillsborough . The Sheffield Supertram network is just a short stroll into Hillsborough along with the nature walks Rivelin Valley has to offer.

**General Remarks**

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 C.

VACANT POSSESSIOIC

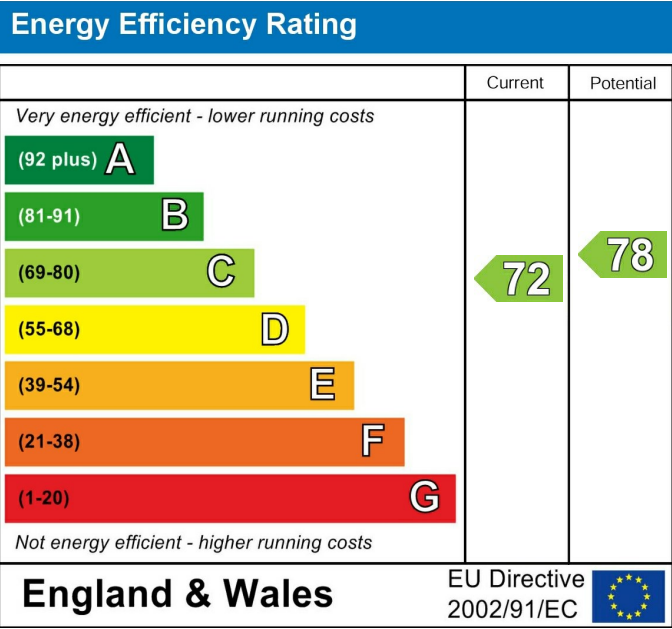
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 SECURED ON IT.

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.















