



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 The Drive, Wadsley, Sheffield, S6 4AL

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Guide Price £390,000

\*\*\*\*\*Guide Price £390,000 - £400,000\*\*\*\*\*

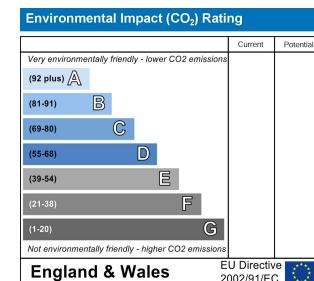
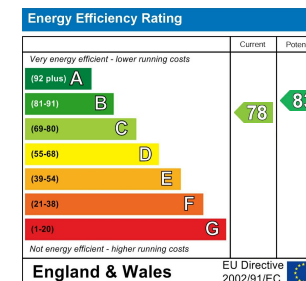
Hunters Hillsborough are delighted to present a unique opportunity to purchase a three bedroom detached bungalow set in substantial grounds in the heart of the sought after residential district of Wadsley. Set back from the road and accessed via a long driveway ideal for several vehicles, this stunning bungalow has only had one owner since it was built 35 years ago. Entry via the side door into a utility area with space for a washing machine, dishwasher and tall fridge freezer. Through to the large open plan kitchen diner fitted with a good range of solid Oak wall and base units. Integrated appliances include an eye level electric oven and a gas hob. Through to the hallway with access to all rooms and a side door leading out to the gardens. Lounge with a bay window overlooking the side of the house and patio doors looking out over the front garden. The master bedroom is an en suite with a shower, W/C and sink basin. Further double bedroom and a good size single. Newly fitted family bathroom with bath, shower cubicle, W/C and sink basin. Outside the property is surrounded in green space with mature shrub borders, fruit trees and lawns. Solar panels are fitted to the property and included in the sale.

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Total floor area 103.3 sq.m. (1,112 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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## 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 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.











