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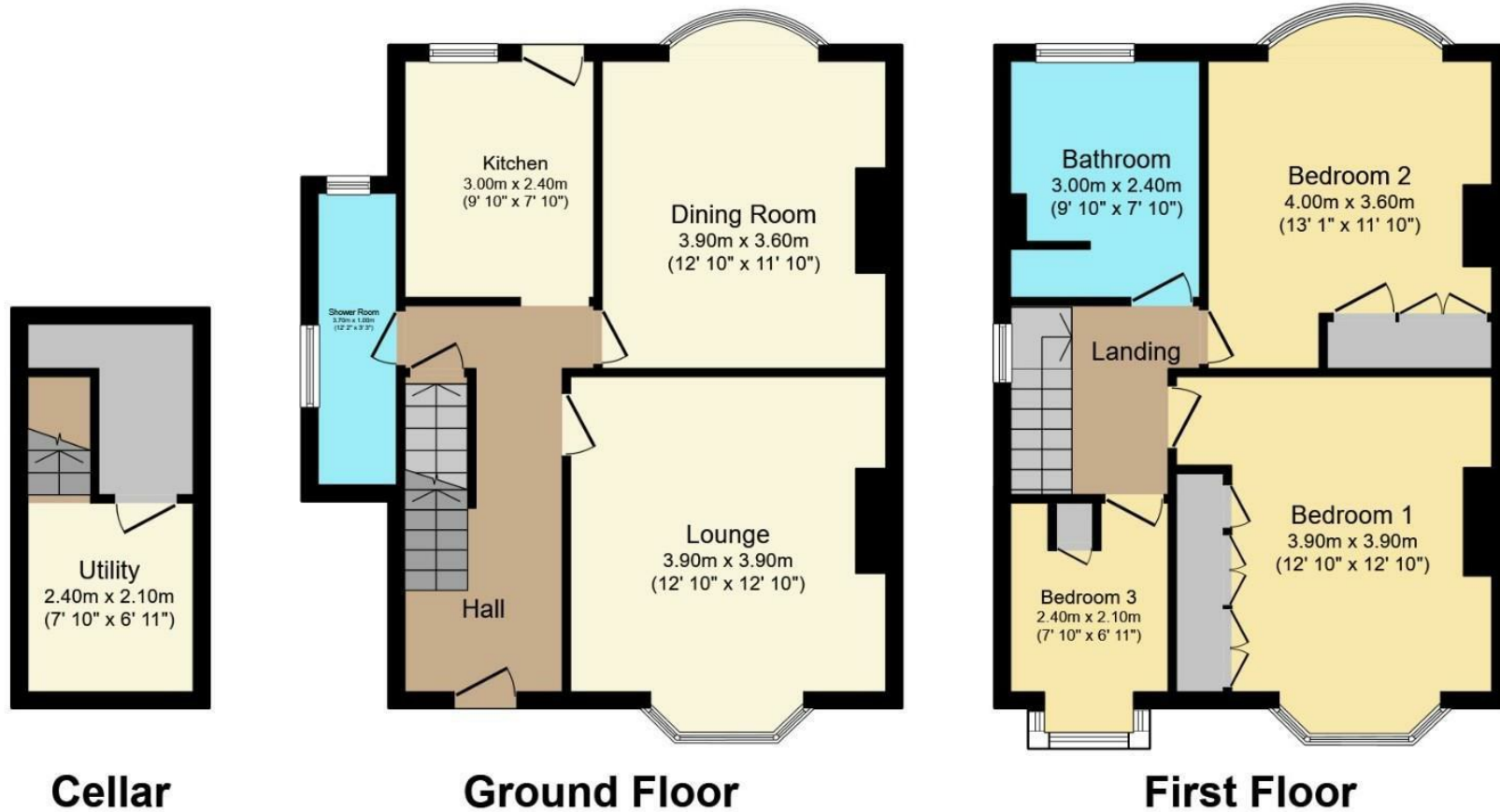
737 Worrall Road, Worrall, Sheffield, S35 0AU

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Offers Over £400,000

Hunters Hillsborough are delighted to present a three bedroom, two bathroom two reception room semi detached home situated on a private road in the heart of the popular village of Worrall. Viewing is an absolute must to appreciate the accommodation on offer. Occupying a commanding position, set back from the road, the views across the valley are outstanding. Access to the property via the multi vehicle driveway with steps up to the front door. Welcoming entrance hallway with engineered wooden flooring and stairs rising to the first floor. Front facing lounge with a large bay window, neutral decor and a solid wood feature fire surround with a gas fire currently disconnected. Separate dining room overlooking the back of the house with a bay window and feature fire surround. Kitchen with a range of wall and base units and integrated appliances including a Bosch electric oven and hob, fridge freezer and a dishwasher. Door out to the substantial rear garden. Utility area in the cellar accessed from the entrance hallway with a sink, base units and space for an under counter washing machine. Downstairs Wet room with walk in shower, W/C and sink basin. Upstairs are two double bedrooms to the front and rear, both with a range of fitted wardrobes, and both enjoying pleasant views. Bedroom three is a single with a range of storage shelves. Family bathroom with a white three piece suite comprising kidney shaped bath, shower over bath, W/C and sink basin. The property boasts substantial gardens, the front with a magnolia tree and a range of mature shrubs. Stone steps and a path lead to a perfect spot to sit on the bench and enjoy the view. The rear garden has a patio area with steps up to the lawn having a pond ideal for fish, and a garden shed is included in the sale.

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Total floor area 115.6 sq.m. (1,244 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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LOCAL AREA

Worrall is within the catchment of reputable local schools including Bradfield Sixth Form. Excellent local amenities and good regular public transport links. On the doorstep of attractive countryside and beautiful walks.

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 D.

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) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.









