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71 Scholes View, Ecclesfield, Sheffie

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Guide Price £370,000 - £380,000

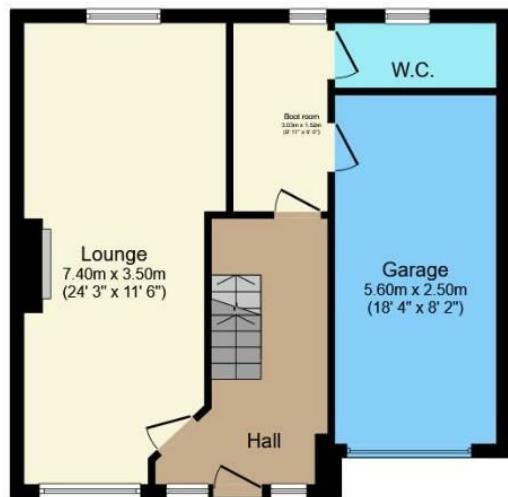
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Hunters Hillsborough are delighted to present a four bedroom detached family home situated on a corner plot in the heart of Ecclesfield Village. Offering versatile accommodation with the option to use the lower ground floor as a fifth, viewing is highly recommended. The property offers three floors of accommodation with a lounge, dining room, kitchen and conservatory on the ground floor. The conservatory is a great space to sit and relax and there is also a utility room with a freestanding washer and dryer, sink and built in units. A multipurpose room has been created on the lower ground floor and there is also a relaxing study with built in office furniture. The top of the house is the sleeping quarters with four bedrooms, three double and one single. The master bedroom has fitted wardrobes and three windows with bespoke fitted blinds. The En suite has a walk in shower, WC and sink basin. Further double bedroom with fitted wardrobes and pleasant views of the rear garden. Single bedroom with fitted wardrobes and a further bedroom currently used as a games room. Family bathroom with a bath, shower over the bath, WC and sink basin. Occupying a generous plot, the front garden has a lawn either side of the double driveway with parking for several cars. The rear garden is a large lawn with a raised decked area ideal for garden furniture. A garden shed is included in the sale.

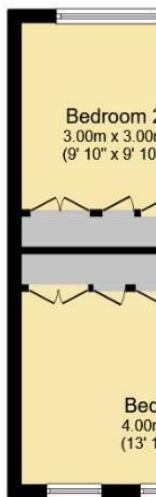
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU
hillsborough@hunters.com | www.hunters.com



Lower Ground Floor



Ground Floor



Total floor area 162.9 sq.m. (1,754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including openings and orientation) are approximate. No details are guaranteed, they cannot be relied upon for any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon

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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 E.

VACANT POSSESSION

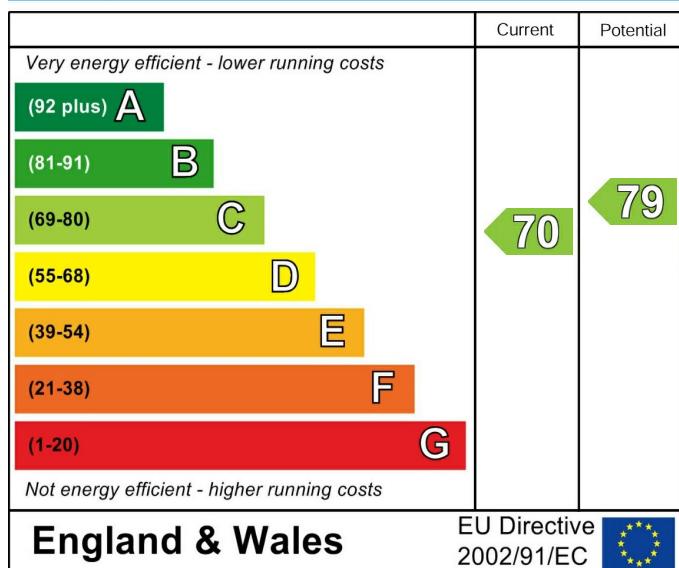
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

Energy Efficiency Rating



These particulars but no responsibilities constitute an offer (including central are advised to satisfy unoccupied at any off/disconnected approximate. If you value of your property and marketing add offices we can arrange estate agents.



