



HUNTERS[®]

HERE TO GET *you* THERE

10 Goodison Rise, Sheffield, S6 5HW

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Asking Price £250,000

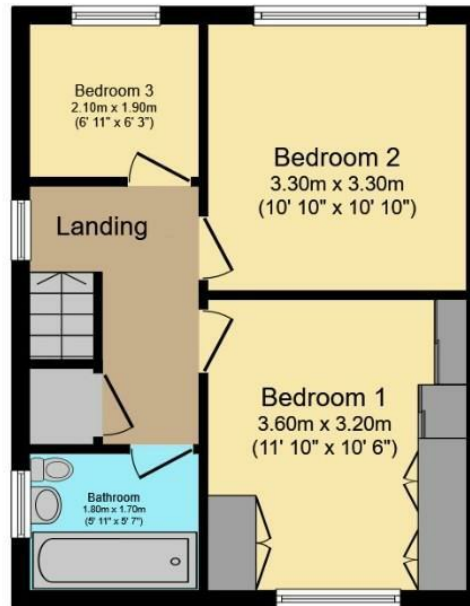
Hunters Hillsborough are proud to present an ideal home for first time buyers or a growing family, occupying a superb plot on the ever popular Goodison Rise in Stannington. This three bedroom semi-detached home offers a driveway and a detached garage with a car pit and electrics. On the market with no onward chain, viewing is highly recommended. Entry via the hall with laminate flooring and a staircase rising to the first-floor landing. Entrance into the open plan living dining area, the front facing lounge benefits a gas fire with surround and a front facing large double-glazed window allowing plenty of natural light. The dining room has ample space for table and chairs, giving access through to the kitchen and conservatory with patio doors leading out to the rear garden. The kitchen has a range of wall and base units with freestanding appliances including a double range cooker with gas hob, oven, and extractor fan, washing machine and under counter fridge freezer, all included in the sale. Through to the utility room with base units and additional access to the rear garden. Master double bedroom with front facing views and a range of fitted wardrobes. Further double bedroom overlooking the rear and a good size single bedroom. Bathroom with bath, mixer taps with shower attachment, W/C and sink basin with glass shower screen. Outside the front of the property is a well-maintained garden with pebbled area and a range of mature shrubs and hedging. Resin driveway to the side leading to a detached garage. Large raised sun soaked patio with steps leading down to the rear garden with pebbles and mature shrubs. We have been advised via the owner that a new roof was fitted in 2022 on the conservatory.

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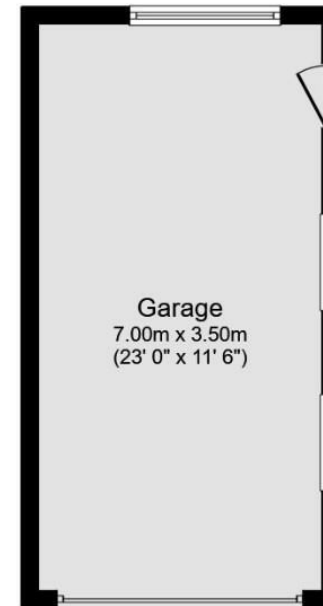
Ground Floor

Floor area 50.6 sq.m. (544 sq.ft.)



First Floor

Floor area 37.8 sq.m. (407 sq.ft.)



Garage

Floor area 24.5 sq.m. (264 sq.ft.)

Total floor area: 112.9 sq.m. (1,215 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

Positioned near to local amenities on both Stannington Road and Stanwood Avenue. Bus routes on your doorstep offering easy access into Sheffield City Centre. The green spaces of Rivelin Valley are just a short walk away for summer evenings and weekends.

GENERAL REMARKS

TENURE

This property is Leasehold with 739 years remaining at a cost of £20.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

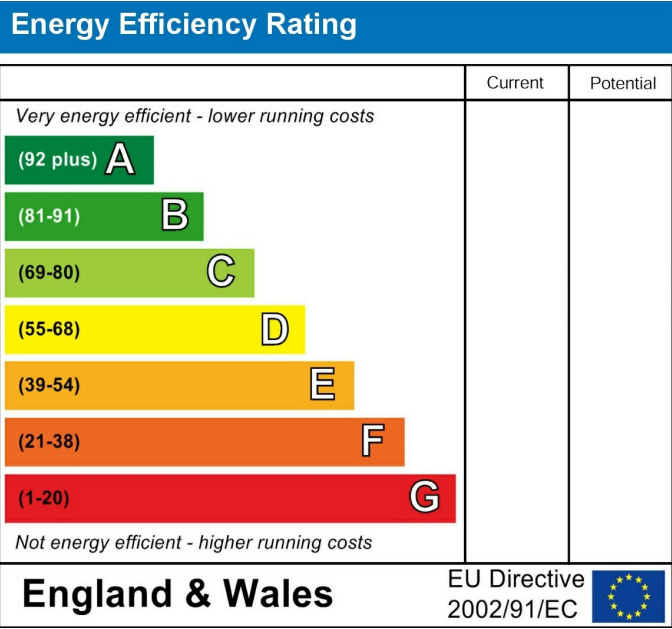
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

ANTI-MONEY LAUNDERING

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.



