



HUNTERS[®]
HERE TO GET *you* THERE

96 Hallowmoor Road, Wisewood, Sheffield, S6 4XA

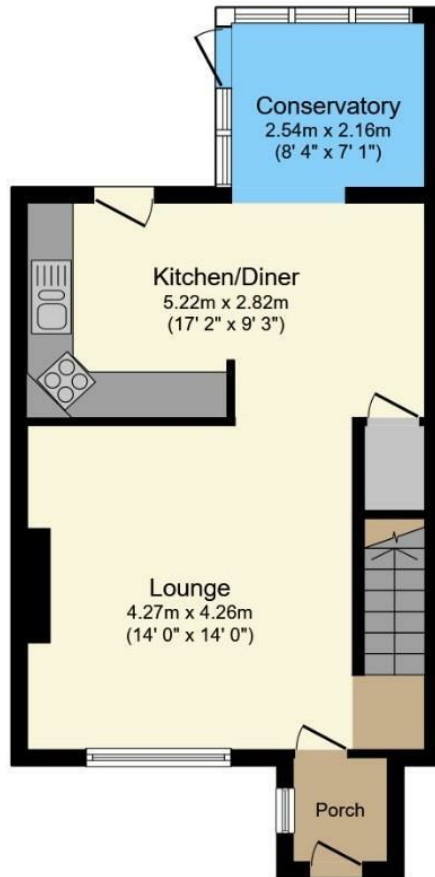
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Guide Price £210,000 - £220,000

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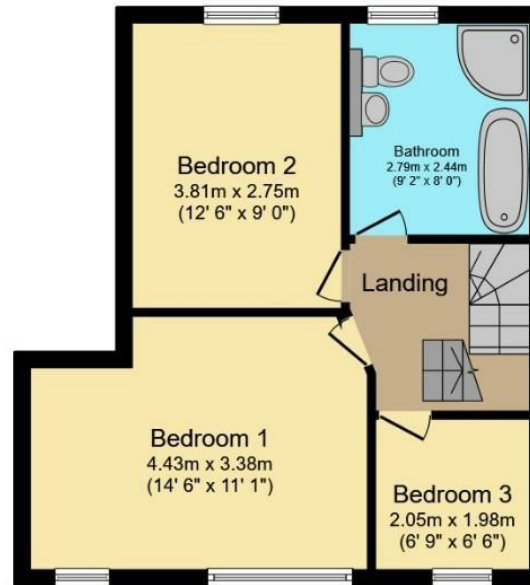
Hunters Hillsborough are delighted to present a deceptively spacious mid terrace home in the highly popular area of Wisewood. This three bedroomed property has a converted versatile loft space, off road parking and a conservatory, viewing is highly recommended. Entry in via the front porch, an ideal space for coats and boots. Through to a superb open plan ground floor space comprising a lounge with a large front window and an electric free standing fire, the space can be easily transformed to house a wood burner. Dining room with a lovely outlook through the conservatory to the garden and access to the kitchen. Having a good range of wall and base units with accompanying worksurfaces, the kitchen has space for freestanding appliances and access via the back door to the garden. An excellent addition to the property is a conservatory accessed from the diner. An ideal place to relax and enjoy the family garden. Upstairs, the first floor has a master bedroom with two windows overlooking the front of the property. Bedroom two is a double and there is a single bedroom/nursery. Spacious family bathroom featuring a corner shower cubicle with a rainfall and hand held shower. Large bath with centre taps, W/C and sink basin. From the landing steps lead up to a fantastic space that could be used as an occasional bedroom or ideal as home working office space. Outside the property is set back from the road with a private driveway which has room for multiple vehicles/cars and access via a secure gate to the rear garden. A peaceful place to relax, the rear garden has a lawn and a nature pond with surrounding fencing and mature shrubs and trees along with a patio ideal for garden furniture.

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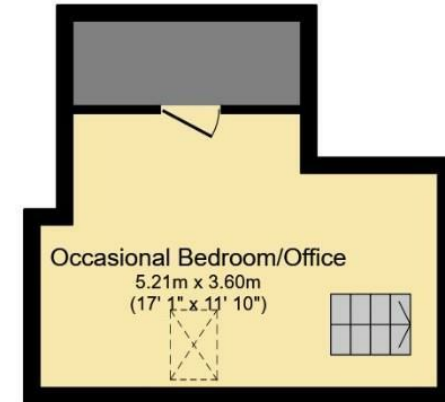
Ground Floor

Floor area 45.3 sq.m. (488 sq.ft.)



First Floor

Floor area 41.0 sq.m. (442 sq.ft.)



Second Floor

Floor area 17.0 sq.m. (183 sq.ft.)

Total floor area: 103.4 sq.m. (1,113 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

Wisewood is a popular choice with access to facilities at both Malin Bridge and Hillsborough . The Sheffield Supertram network is just a short stroll in Malin Bridge along with the nature walks Rivelin Valley has to offer.

GENERAL REMARKS

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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 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.

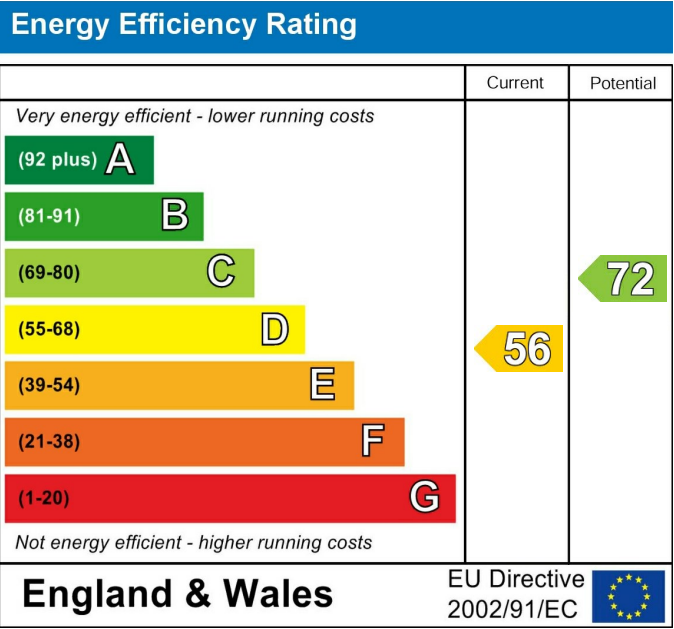
MORTGAGE FACILITIES

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.





