



HUNTERS[®]
HERE TO GET *you* THERE

21 Alney Place, Sheffield, S6 1JG

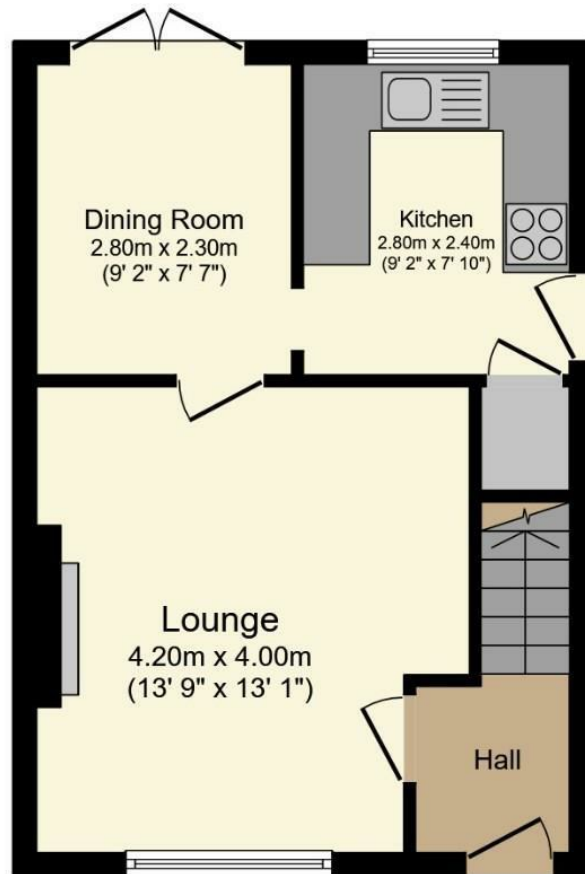
21 Alney Place, Sheffield, S6 1JG

Guide Price £240,000

*** GUIDE PRICE £240,000 - £250,000 ***

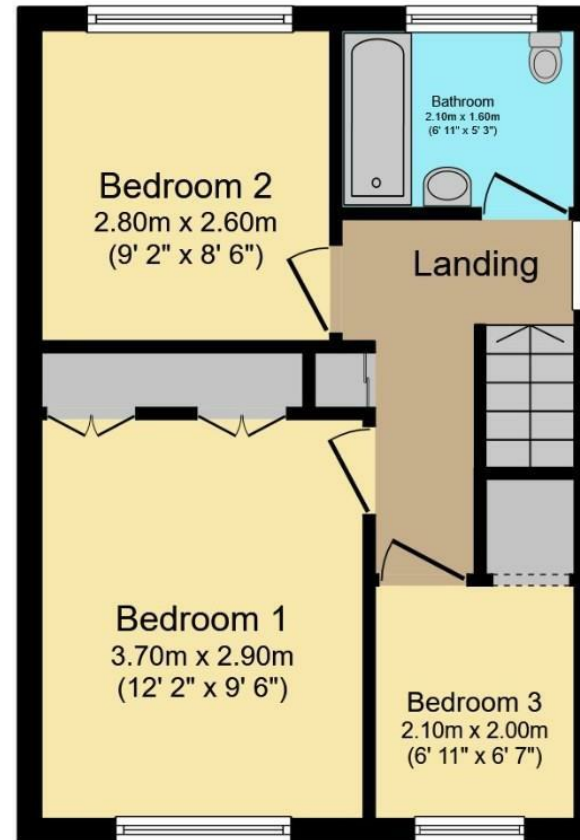
Hunters Hillsborough present a superb three bedroom detached home with pleasant views, a three car driveway and a detached garage. Situated at the end of a quiet cul-de-sac in the heart of Birley Carr, occupying a substantial plot, the property would appeal to first time buyers and the growing family. Viewing is highly recommended to appreciate the accommodation on offer. Entry via the side door into the kitchen with a range of fitted wall and base units with accompanying work surfaces and a pantry. Integrated appliances include an eye level electric oven and grill, gas hob, fridge freezer and plumbing for a washing machine. Separate dining area, bright and spacious overlooking the rear garden with French Doors out to the patio, an ideal space to enjoy your morning coffee. Door through to a super sized lounge with an extra large front window commanding views of the street and beyond. Front entrance hallway with stairs rising to the first floor and a handy storage cupboard ideal for coats and boots. Two good size double bedrooms, the master enjoying far reaching views and built in wardrobe space. Single bedroom with a wardrobe and a bed included in the sale. Family bathroom with a bath, shower over bath, W/C and sink basin. Outside the driveway leads to a detached garage with a fibre glass roof, steps lead up to a path through the delightful front garden comprising lawn, pebbled area and a range of mature shrubs and plants. The rear garden has a patio area with steps up to the lawn and a garden shed housing a freezer and a dryer. Green house included in the sale.

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Ground Floor

Floor area 34.1 sq.m. (367 sq.ft.)



First Floor

Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 68.2 sq.m. (734 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

Birley Carr is a popular district with tree lined streets and just a short walk to the nature walks of Beeley Woods There's a good selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance.

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

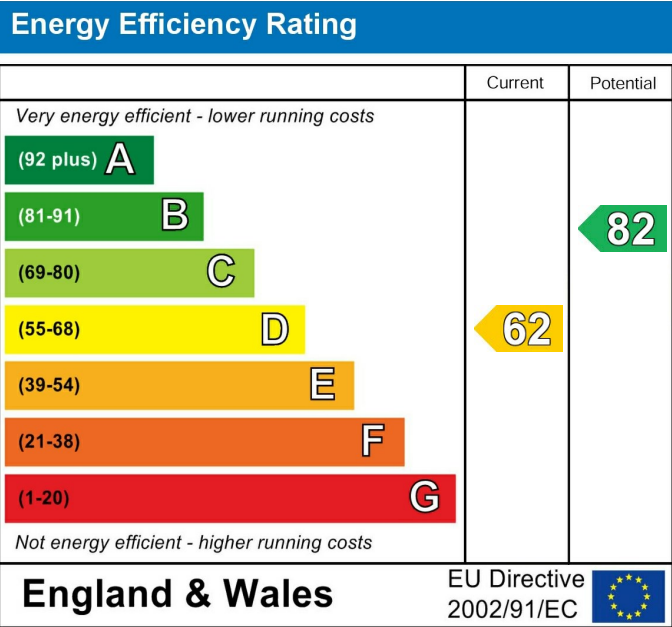
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

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

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.









