



HUNTERS®
HERE TO GET *you* THERE

16 Periwood Grove, Woodseats, Sheffield, S8 0HX

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£500,000

Nestled in the charming Periwood Grove of Sheffield, this detached house from the 1980s boasts a generous 1,528 sq ft of living space. As you step inside, you are greeted by the entrance hall and ground floor cloakroom/w.c. Two inviting reception rooms flow 'L' shaped through the property to the kitchen making it perfect for entertaining guests or simply unwinding after a long day.

With four spacious bedrooms and two bathrooms, this property offers ample space for a growing family or those who enjoy having extra room for guests. The enclosed rear garden provides a private oasis for outdoor gatherings or a peaceful retreat to enjoy your morning coffee.

Conveniently located in a quiet cul-de-sac, this property ensures a tranquil living environment away from the hustle and bustle of the city. Parking will never be an issue with space for up to four vehicles and an integral garage for added convenience.

Whether you're looking for a family home with room to grow or a peaceful retreat to call your own, this property in Periwood Grove offers the perfect blend of space, comfort, and privacy. Don't miss the opportunity to make this house your home sweet home.

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.

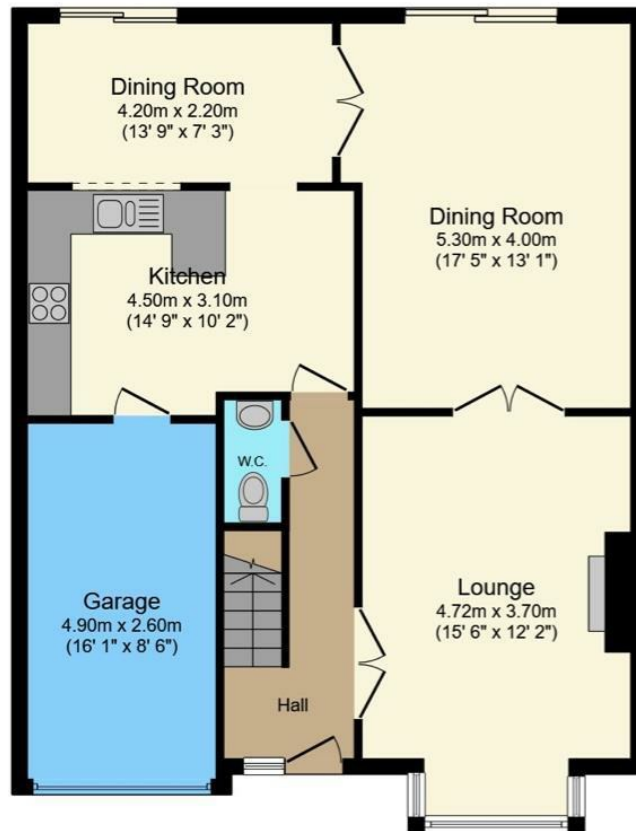
VACANT POSSESSION

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

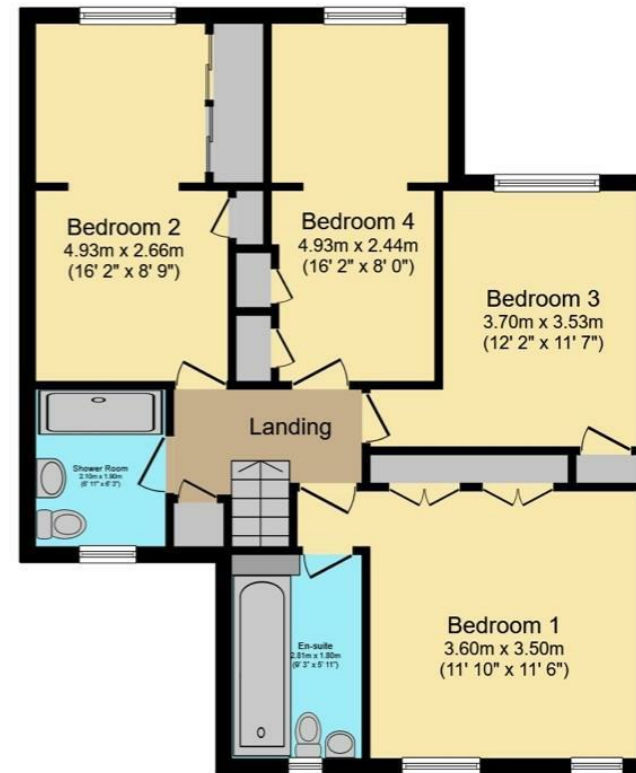
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 86.3 m² (929 sq.ft.) approx



First Floor

Floor area 70.1 m² (755 sq.ft.) approx

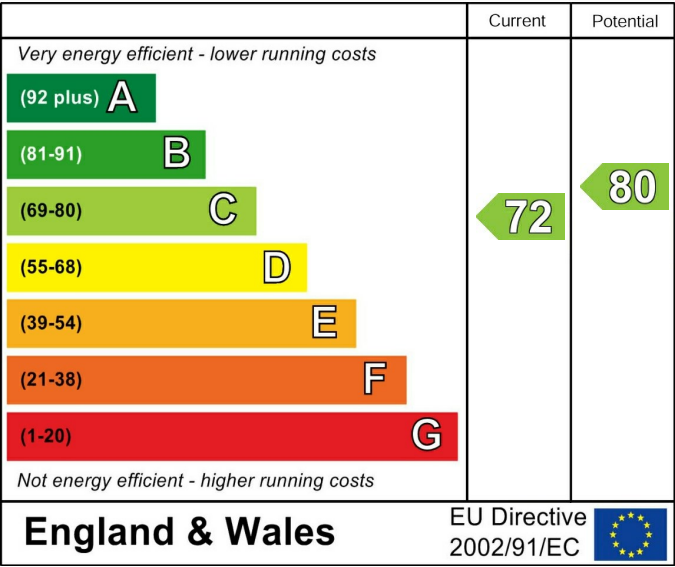
Total floor area 156.4 m² (1,684 sq.ft.) approx

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). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating



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.

