



**HUNTERS®**  
HERE TO GET *you* THERE

68 Rural Lane, Wadsley, Sheffield, S6 4BJ

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Guide Price £250,000

\*\*\*\*\*Guide Price £250,000 - £260,000\*\*\*\*\*

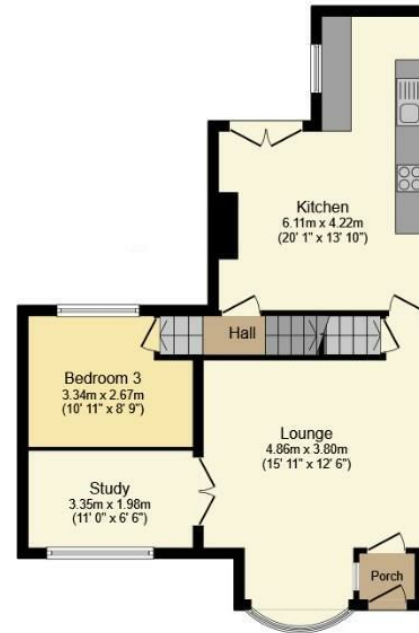
Hunters Hillsborough are delighted to present a truly unique three bedroom semi detached home in the popular district of Wadsley. Offering versatile family space along with a gated two car driveway and a supersized garage, viewing is highly recommended to appreciate the accommodation on offer. Entry via the front porch into a bay windowed lounge with oak wooden flooring running throughout the ground floor. This relaxing reception space leads off to a multi functional room, currently used as a games room and would be ideal as an office. The hub of the home is the dining kitchen leading out via French doors to a roof top garden with a superb elevated view. Focal point feature fire surround with wooden mantle and a log burner. The kitchen offers a range of modern wall and base units featuring an eye level electric oven and microwave, electric hob, dishwasher, space for a fridge freezer and super sized pan drawers. Door into the inner hallway with stairs down to the cellar and garages, and stairs rising to the upper floors. Two good sized double bedrooms and one single along with a study and the family shower room with stunning floor to ceiling tiles, walk in shower, W/C and sink basin. Back to the inner hallway, down the stairs to two large basement spaces, one used as a music/arts room and the other a spacious utility with work surfaces and plumbing for a washing machine. Door through to a downstairs W/C and a side door leads into the covered car port. A fantastic feature that has been preserved over the years is an original street lamp protected by the car port, from the roof garden you can spy another down the valley. From this space you have access to the garage doors at the front of the property and a supersized garage at the back. Small area of garden at the side of the garage.

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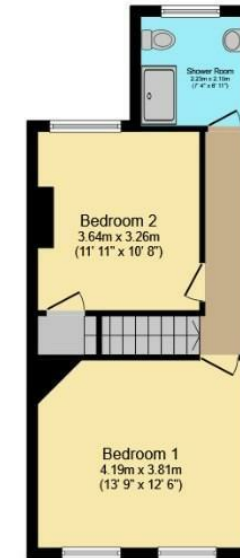
### Basement

Floor area 112.6 sq.m. (1,212 sq.ft.)



### Ground Floor

Floor area 62.9 sq.m. (677 sq.ft.)



### First Floor

Floor area 40.3 sq.m.  
(434 sq.ft.)

Total floor area: 215.8 sq.m. (2,323 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](http://www.Propertybox.io)

**Local Area**

Close to open countryside walks with access to Wadsley and Loxley Common. Good nearby local schools, shops and bus links and just a short stroll down into the centre of Hillsborough.

**General Remarks**

**TENURE**

This property is Leasehold with 701 years remaining. absent landlord

**RATING ASSESSMENT**

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

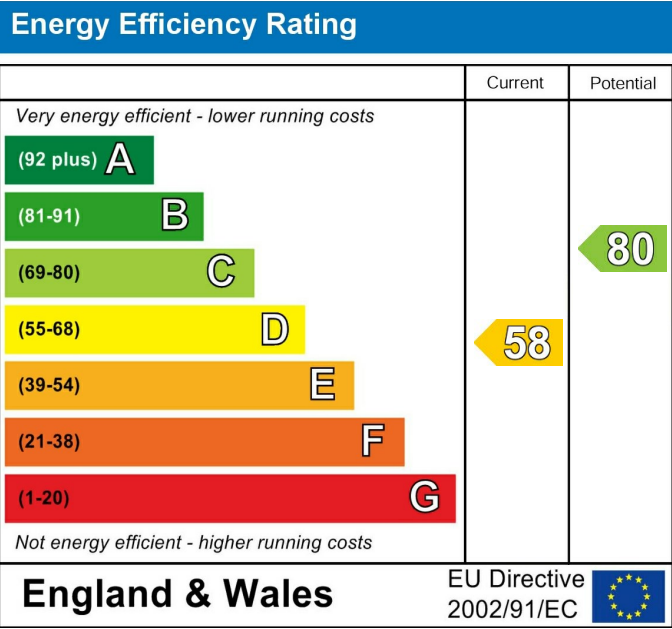
**VACANT POSSESSION**

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 requirement

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.



