



## 19 HUNTERS PARK SHEFFIELD, S25 2UE

£220,000

Guide Price £220,000 - £230,000

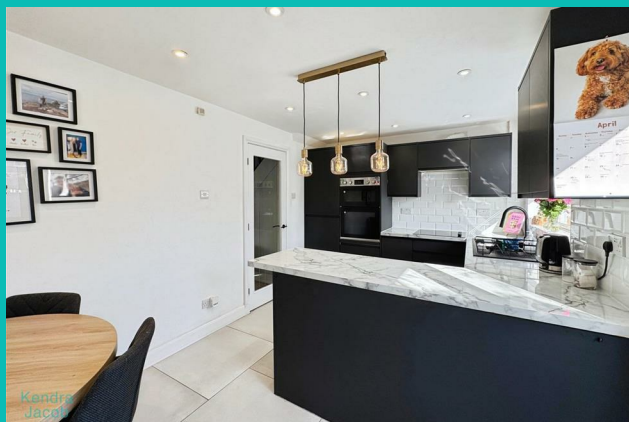
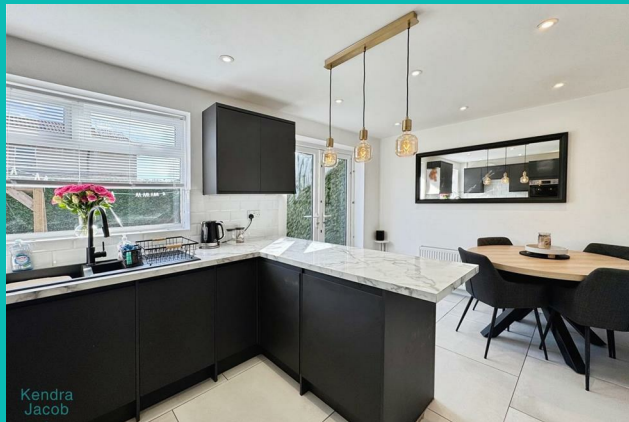
This property is perfect for a first time buyer or family. It is situated in this cul de sac location amongst similar properties. The property is convenient for local amenities to include schools, shops and public transport facilities but also convenient for the motorway network. Briefly comprising of entrance porch, downstairs cloakroom, open plan lounge with feature electric fire, good sized dining kitchen with a comprehensive range of wall and base units with complimentary work surfaces over. To the first floor are three bedrooms, two having fitted wardrobes and family bathroom with three piece suite. To the front of the property is a block paved driveway allowing off road parking leading to the garage. To the rear is a lawned garden area, fully enclosed, fish pond and decked area perfect for entertaining. OWNED SOLAR PANELS. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
Jacob

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# 19 HUNTERS PARK

- GUIDE PRICE £220,000 - £230,000
- Perfect For A First Time Buyer Or Family
- School Catchment
- Open Plan Lounge With Feature Fire
- Dining Kitchen With Patio Doors Onto Rear Garden
- Close To Local Amenities
- Convenient For The Motorway Network
- OWNED SOLAR PANELS
- Cul De Sac Location
- BOOK A VIEWING NOW
- DO NOT MISS OUT



## Entrance Hall

With front door leading into the entrance hall.

## Downstairs Cloakroom

With low flush WC, wash hand basin, full tiled walls and heated towel rail.

## Lounge

Having a feature fireplace with electric fire inset, laminate flooring, central heating radiator and window overlooking the front. Stairs rise to the first floor landing. There are pull out storage units to the staircase.

## Dining Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces over. There is a one and a half bowl sink unit with tap, window overlooking the rear garden and patio doors opening onto the rear garden and patio area. Integrated appliances to include dish washer, washing machine, fridge freezer and built in oven, extractor fan and grill oven and electric hob. Partly tiled. Spot lights to the ceiling and central heating radiator/

## First Floor Landing

Stairs rise to the first floor. With window to the side and central heating radiator.

## Bedroom One

With window overlooking the front, sliding door wardrobes and central heating radiator.

## Bedroom Two

With half panelling to one wall, built in wardrobes, window overlooking the rear and central heating radiator.

## Bedroom Three

With window overlooking the front, laminate flooring and central heating radiator.

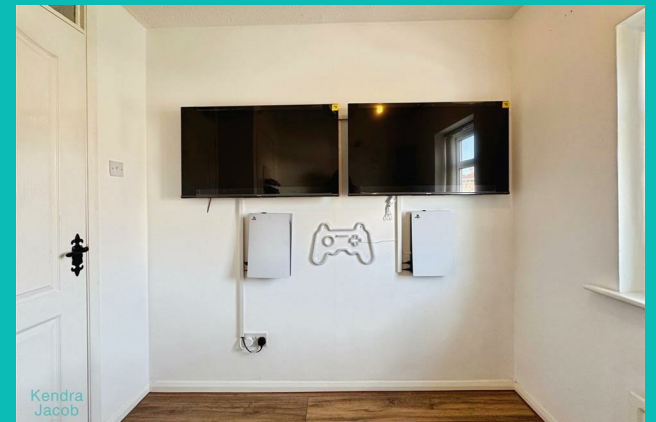
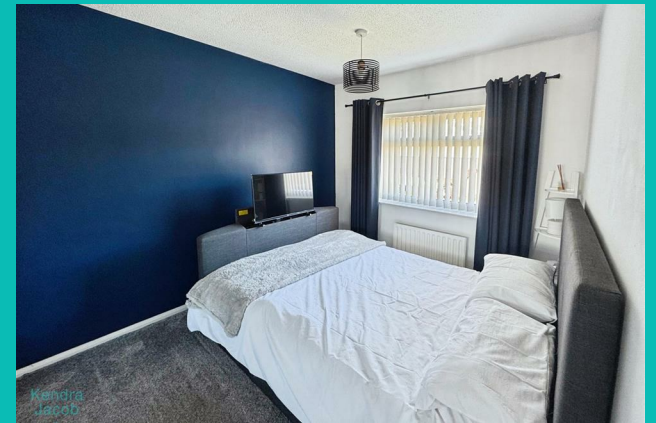
## Family Bathroom

Fitted with a panelled bath, low flush WC and vanity wash hand basin. Tiled walls. Heated towel rail and window overlooking the rear.

## Outside

To the front of the property is a block paved driveway allowing off road parking for several vehicles leading to the garage with up and over door. To the rear is a decked area perfect for entertaining, fish pond and lawned area of garden.

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## ADDITIONAL INFORMATION

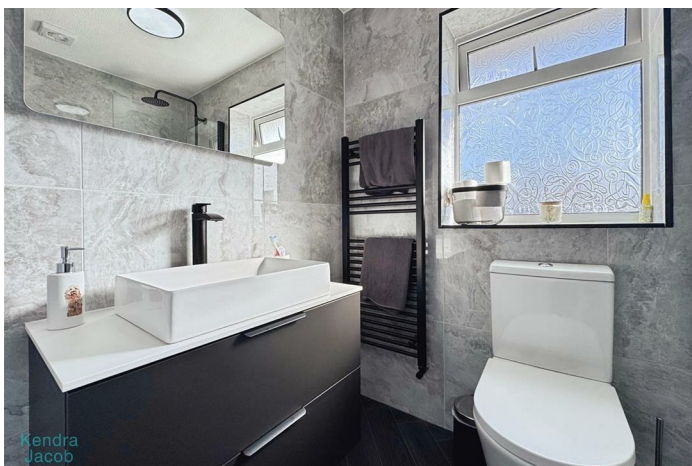
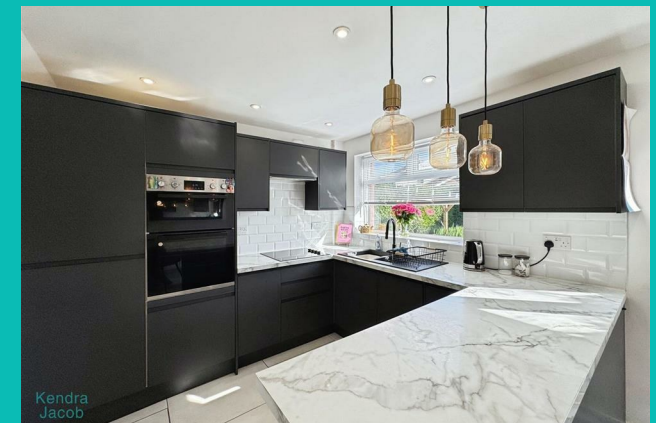
**Local Authority** – Rotherham Borough Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

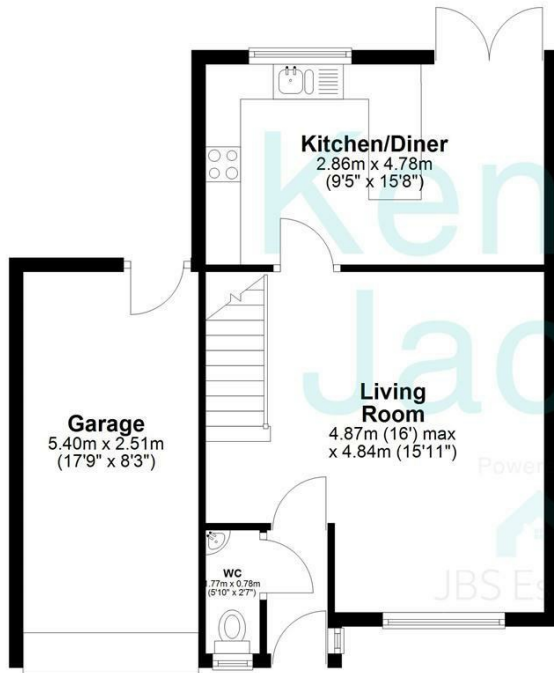
**Floor Area** – 814.50 sq ft

**Tenure** –



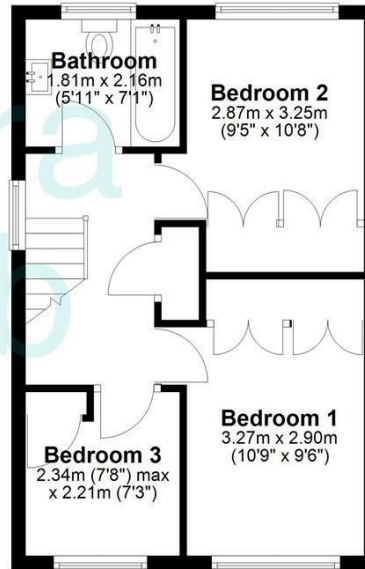
### Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 89.8 sq. metres (966.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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