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32 Carter Knowle Avenue, Sheffield, S11 9FU

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£450,000

GUIDE PRICE £450,000 - £475,000
Nestled in the desirable area of Carter Knowle Avenue, Sheffield, this charming semi-detached family home offers a perfect blend of comfort and modern living. With three/four well-proportioned bedrooms, this property is ideal for families seeking space and convenience. The house features two inviting reception rooms, providing ample areas for relaxation and entertainment.

The heart of the home is undoubtedly the open-plan kitchen diner, which creates a warm and welcoming atmosphere for family gatherings and social occasions. The modern bathroom has been thoughtfully designed to cater to the needs of a busy household, ensuring both style and functionality.

Additionally, the property boasts a convenient downstairs WC, enhancing the practicality of everyday living. With parking available for up to three vehicles, you will never have to worry about finding a space for your cars.

Situated in a fantastic location, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The combination of space, modern features, and a prime location makes this semi-detached house a wonderful opportunity for those looking to settle in Sheffield. Don’t miss the chance to make this delightful property your new home.

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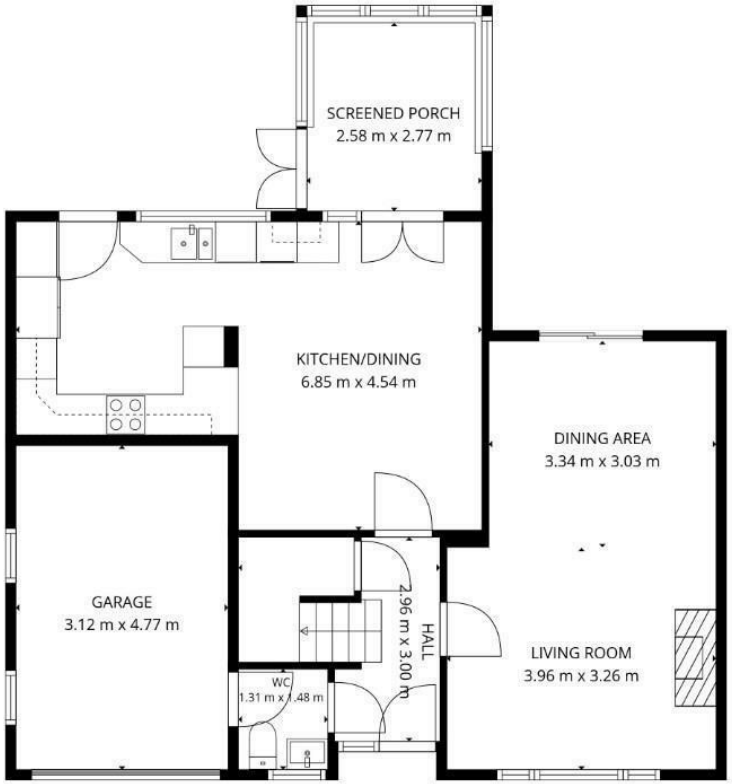
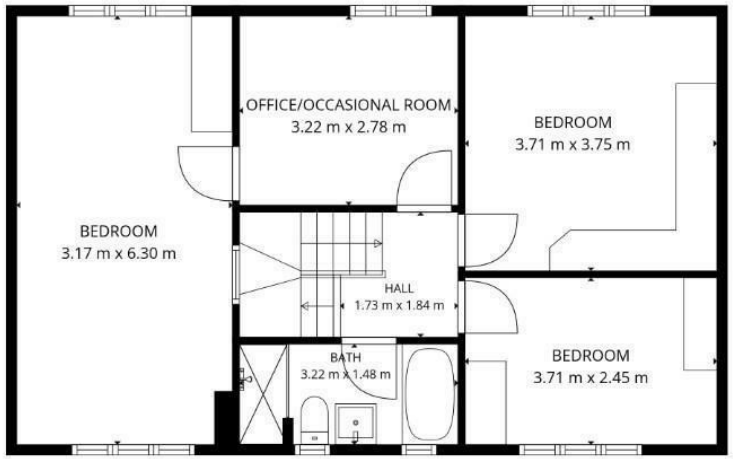


Ground floor



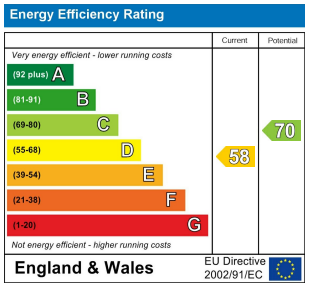
1st floor

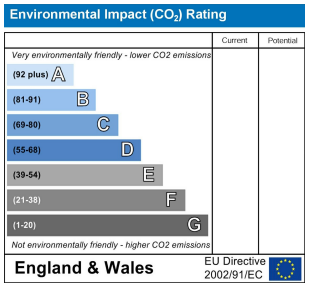
TOTAL: 125 m2

Ground floor: 60 m2, 1st floor: 65 m2

EXCLUDED AREAS: GARAGE: 15 m2, SCREENED PORCH: 7 m2, WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





General Remarks
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TENURE
This property is Freehold.

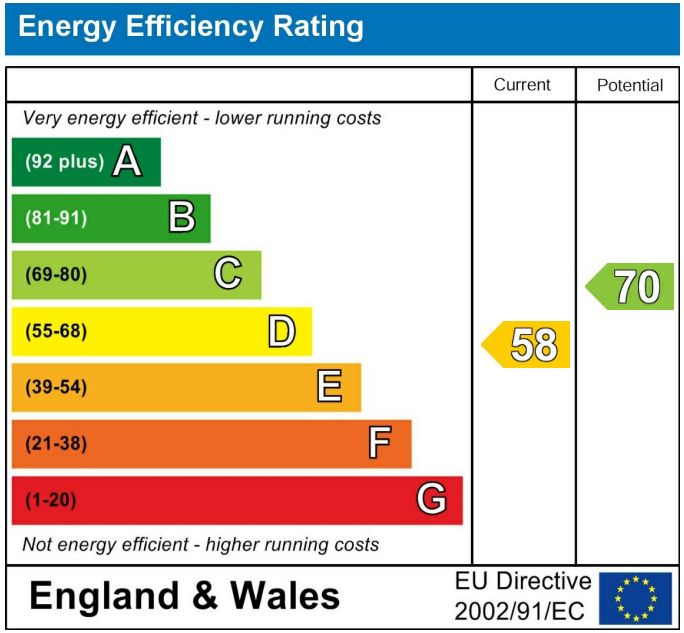
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.

SHEFFIELD UNITED
NOTICE.
ONLY THE
AUTHORISED ATTENDANT
IS PERMITTED TO ENTER.