



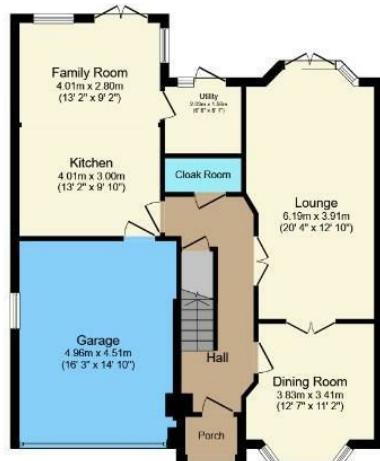
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HERE TO GET *you* THERE

40 Northwood Drive, Sheffield, S6 1RY

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Asking Price £550,000

Hunters Hillsborough present an opportunity to purchase an immaculate five bed roomed family home set within outstanding grounds situated at the end of a sought after cul-de-sac in Wadsley Park Village. The property is presented to a high specification having recently undergone redecoration along with professional landscaping to the rear and side gardens, viewing is highly recommended. Entry via the front porch and into the entrance hallway with LVT Herringbone flooring running throughout most of the ground floor. Door through to the dining room with a bay window and double doors leading into the stunning newly refurbished lounge with contemporary decor including a large panelled feature wall and a bay with French doors leading out to the raised patio overlooking the garden. Downstairs W/C and access to the breakfast kitchen. Modern and sleek with a good range of wall and base units the kitchen has a breakfast bar island and integrated appliances including two electric ovens and 5 ring gas burners, double fridge and separate freezer and a dishwasher. An extension creates a relaxing family area to sit and enjoy views through the French Doors. Through to the utility with plumbing for a washing machine and access to the rear garden. Door through to the integral double garage. Upstairs you will find an envious master suite complete with a walk-in closet and built-in wardrobes. Further double bedroom with a newly fitted ensuite and built in wardrobes. Two doubles and a single bedroom currently being used as a study. Large family bathroom with a corner bath, separate shower cubicle, W/C and sink basin. Space for 5 cars and access to the garden via a secure gate to the front. Larger than most, the garden has been carefully planned comprising lawn, raised flower beds, superb composite walkway decking linking the side to the rear along with a raised composite family area ideal for garden furniture and summer entertaining.



Ground Floor



First Floor

Total floor area 160.9 sq.m. (1,731 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			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England & Wales			England & Wales	

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 F.

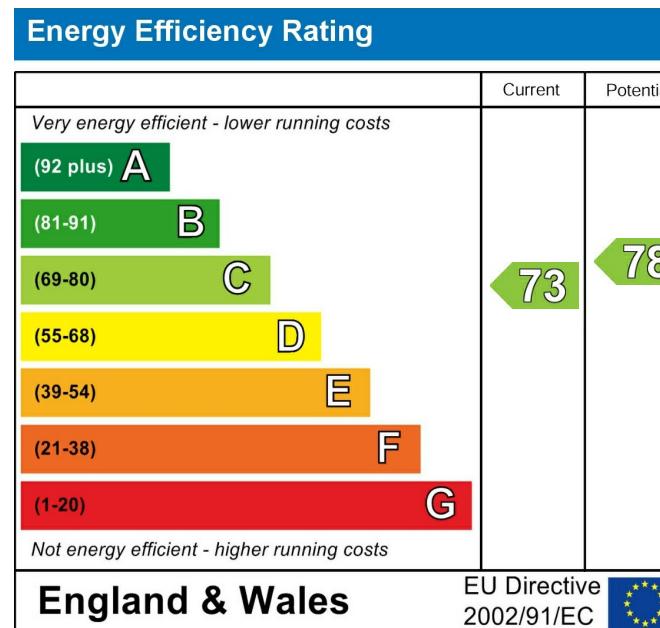
VACANT POSSESSION

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.

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.

