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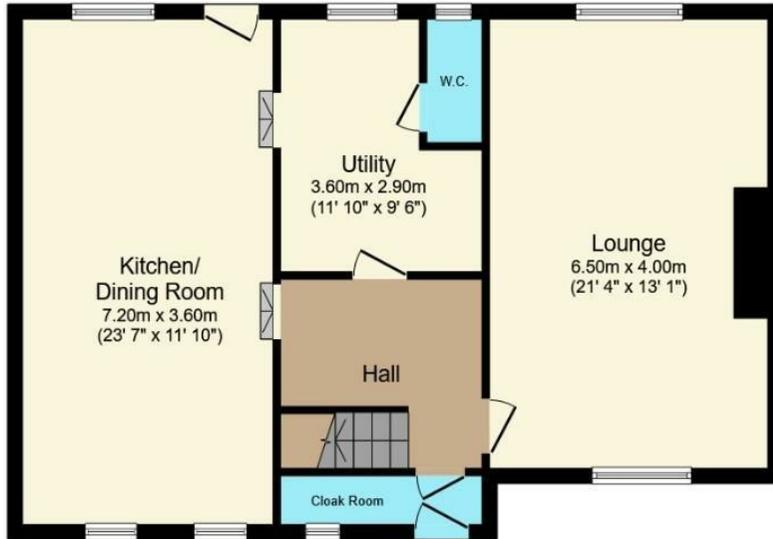
5 Middle Lane, Grenoside, Sheffield, S35 8PS

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Offers In The Region Of £450,000

Hunters Hillsborough present a fantastic opportunity to purchase a beautiful stone built early 1800's semi detached cottage full of character and style in the popular village of Grenoside. Offering a substantial rear garden and gated driveway, viewing is highly recommended. Entry to the property via the front porch with a door leading through to a large entrance hallway featuring a wooden staircase with glass balustrades and oak flooring. The lounge offers dual aspect windows with modern decor, spotlights and a feature wall with remote control integrated fire. Country style kitchen diner with central island doubling up as a breakfast bar. Two eye level electric ovens and a grill and integrated gas hob and dishwasher. Space for an American style fridge freezer. Back door out to the sun soaked rear garden. Through to the utility area with space for an under counter washer and dryer and access to the downstairs W/C. Upstairs the master bedroom enjoys front and side windows and has a good size en-suite with floor to ceiling tiles, W/C and walk in shower. Three further double bedrooms and a family bathroom with a white three piece suite comprising bath, shower over bath W/C and sink basin. Outside the garden offers a large patio area and stunning dry stone curved walls with steps leading up to a sufficient lawn. Gated front garden giving access to the driveway.

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Ground Floor



First Floor

Total floor area 150.8 m² (1,623 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).

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LOCAL AREA

Grenoside is a semi rural village with fantastic woodland walks on your doorstep. Excellent local amenities including schools, shops, pubs and public transport links into the city. Access to the M1 Motorway is within close proximity.

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 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 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

