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33 Periwood Lane, Millhouses, Sheffield, S8 0HP

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Guide Price £325,000

Guide Price £325,000 - £350,000

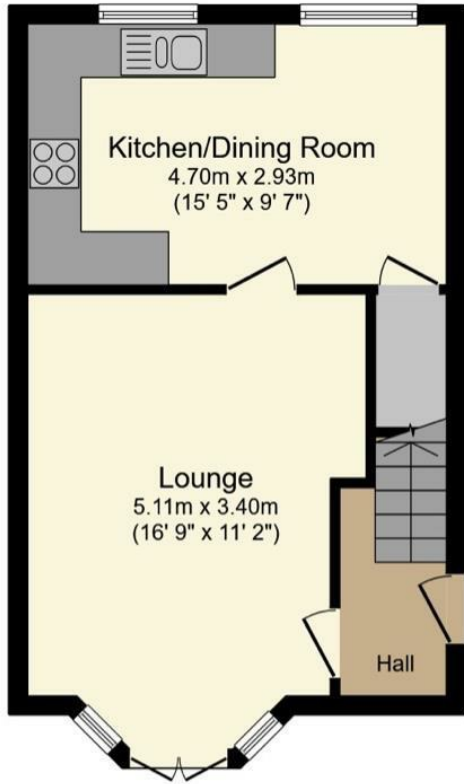
Nestled at the end of a tranquil cul-de-sac on Periwood Lane in the desirable area of Millhouses, this modern semi-detached house offers a perfect blend of comfort and style with the benefit of a 26m² ground floor studio. With accommodation spread over three well-designed floors, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming side entrance lobby that has stairs to the first floor and a door to the inviting living room. This bright and airy space features French doors that open directly onto a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The dining kitchen, located at the front of the house, is equipped with a range of matching wall and base units, complemented by built-in under-stairs storage, making it both functional and aesthetically pleasing.

The first floor comprises a spacious landing that leads to three bedrooms. The primary bedroom boasts the luxury of an ensuite shower room, providing a private retreat, while a further family bathroom serves the additional bedrooms, ensuring ample facilities for all.

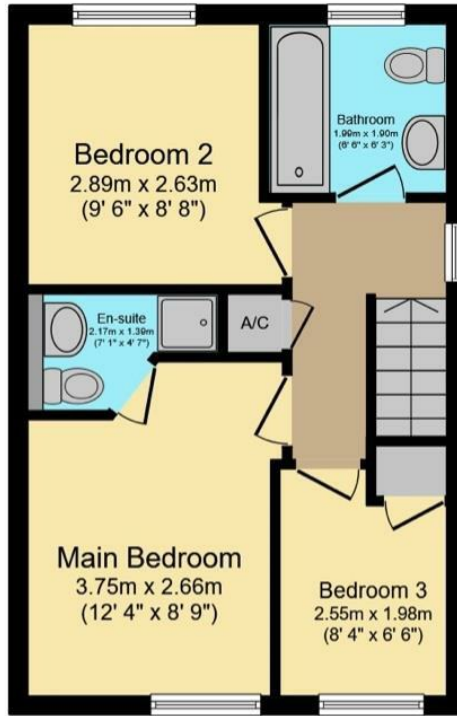
For those with vehicles, the property offers off-road parking for two cars, adding to the convenience of this lovely home. With its modern features and thoughtful layout, this semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful property your new home.

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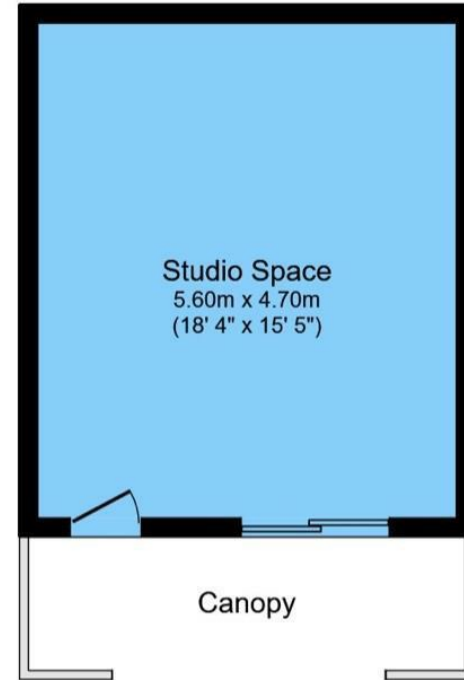
Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 35.4 sq.m. (381 sq.ft.)



Outbuilding

Floor area 26.1 sq.m. (281 sq.ft.)

Total floor area: 98.0 sq.m. (1,055 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

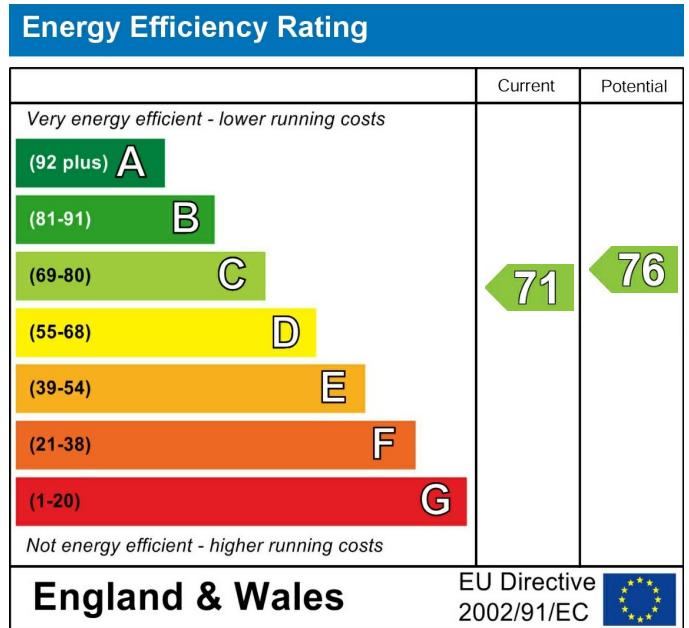
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

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, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 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.









