

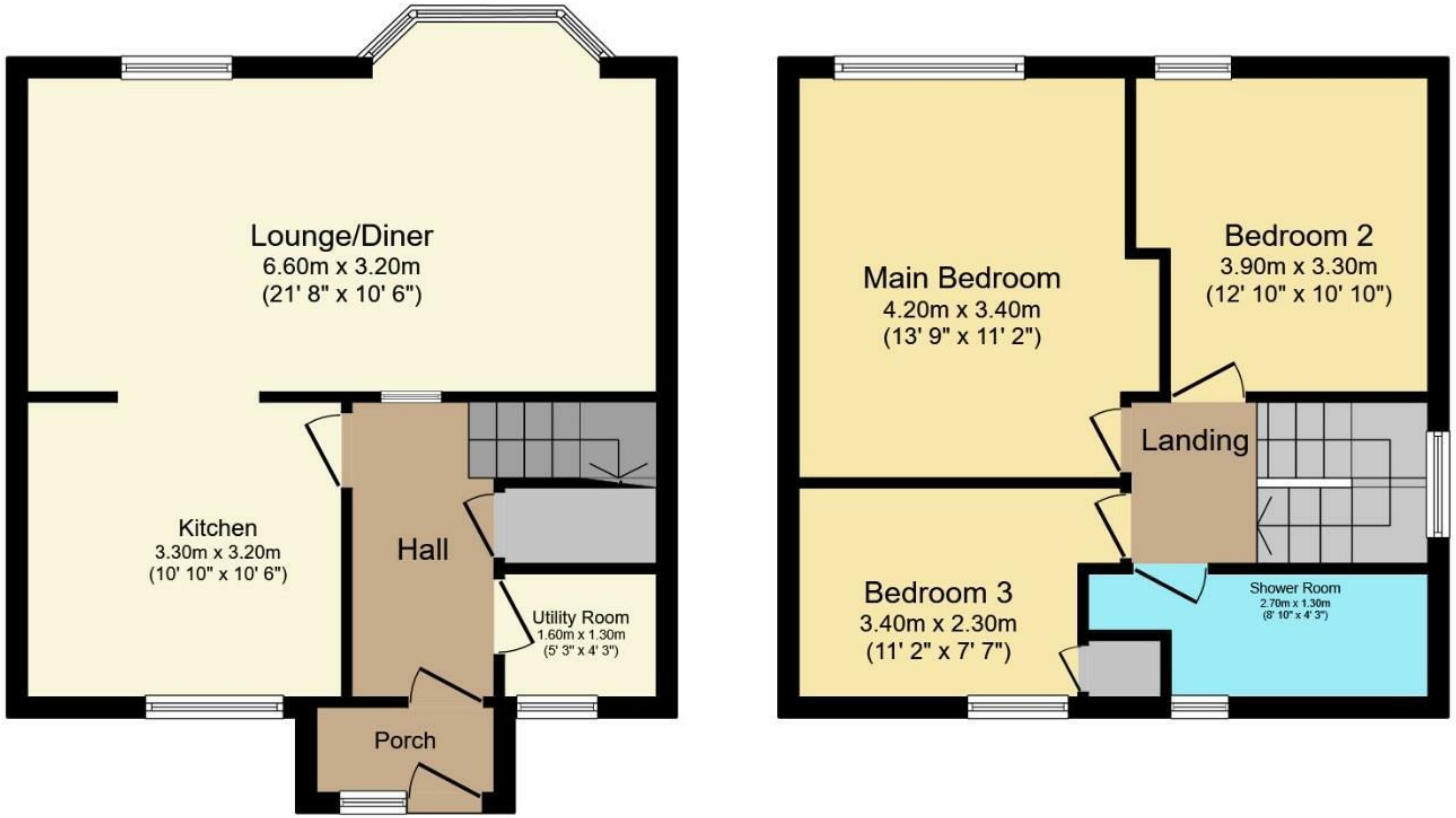
HUNTERS®
HERE TO GET *you* THERE

44 Liberty Hill, Sheffield, S6 5PU

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Offers In Excess Of £175,000

Hunters Hillsborough are delighted to present an outstanding three bedroom end terrace with envious views and tasteful decor, situated on a popular road in Stannington. Viewing is essential to appreciate the standard of accommodation this property has to offer. Entry via a secure gate into a delightful garden leading to a large porch, ideal for coats and boots. Welcoming entrance hallway with a large storage cupboard and access to the utility room with space for a washing machine and a dryer. Stone tiles command the entrance hallway and run through to the kitchen which has a fantastic range of wall and base units with white gloss fronts and coloured splash backs. A range of integrated appliances include a Zanussi double oven and microwave, Induction hob, dishwasher and a fridge freezer. The kitchen opens into the lounge diner with stunning views of Rivelin Valley and Crookes. There's a bay window in the lounge and a feature wall with fixings for a wall mounted TV. Plenty of space for lounge and dining room furniture. The stairs lead off from the entrance hallway up to a large master bedroom at the front of the property with built-in wardrobes included in the sale. Two further good size bedrooms and a superb family bathroom with floor to ceiling tiles and a walk in shower cubicle with a rainfall and hand held shower. W/C, sink basin and a built in storage unit. Outside the property is situated at the end of a cul de sac, the vendor rents the garage below which can be arranged for the new owner. The rear garden is surrounded by a fence with a patio area and raised composite decking complete with a hot tub. Sheltered seating area with cupboard space and privacy curtains for changing when using the hot tub.



Total floor area 88.9 m² (957 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

GENERAL REMARKS

TENURE

This property is Leasehold with 101 years remaining at a cost of £10 a year, the service charges are £92.40 a year and the leasehold block insurance is £222.20 per annum. Garage below available to rent at £53 per annum from the Sheffield City Council

RATING ASSESSMENT

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

VACANT POSSESSION

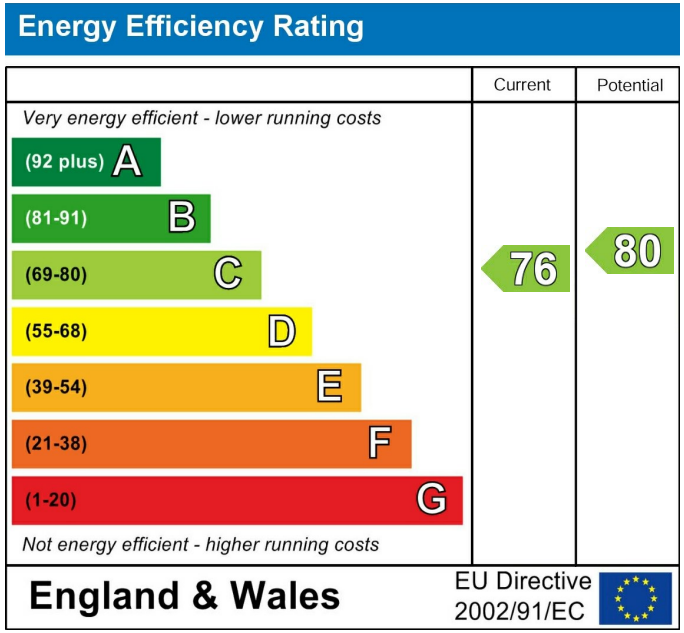
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.101 years

LOCAL AREA

Stannington village offers a good range of local amenities including shops, pubs and green spaces. Local transport links into the city and good schools make this the ideal area for first time buyers and growing families.



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.





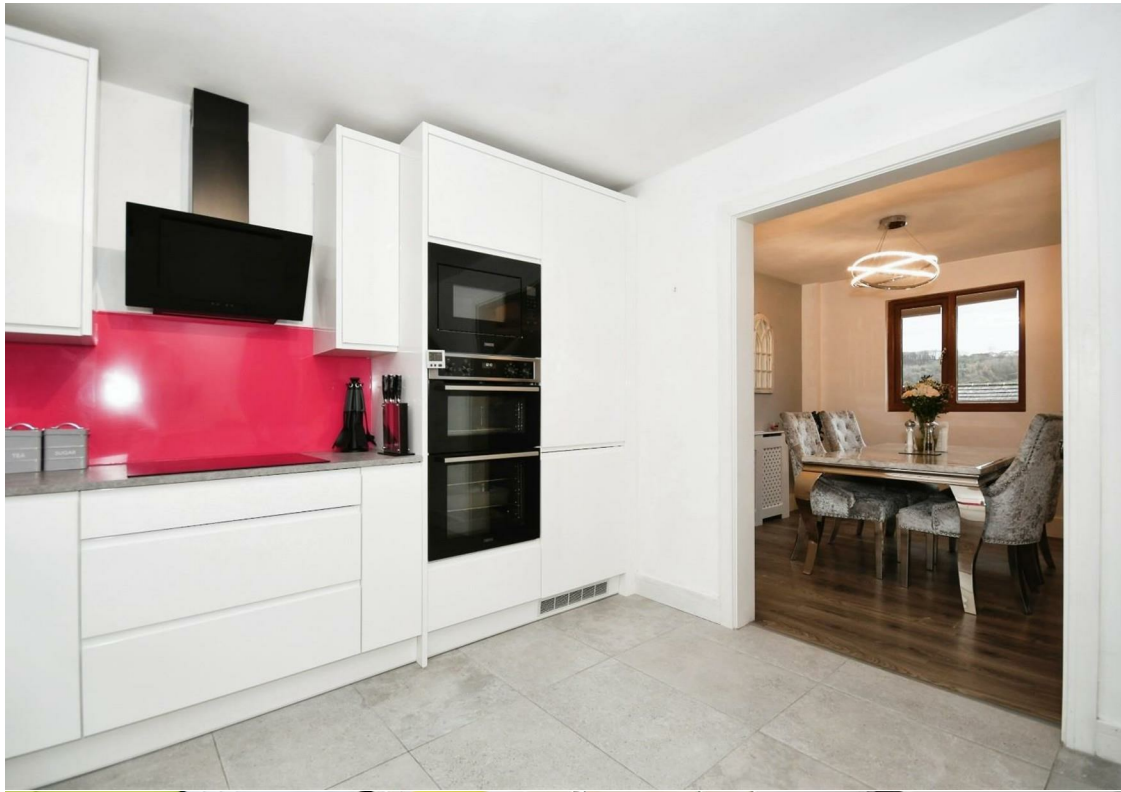

















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