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3 Sycamore Court, Oughtibridge, Sheffield, S35 0EQ

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Asking Price £280,000

Hunters Hillsborough are delighted to present a charming mid-terrace house nestled in the picturesque village of Oughtibridge, S35. This delightful three-bedroom property spans an impressive 1,161 square feet and is set within an exclusive development, offering a perfect blend of modern living and semi-rural charm.

As you enter, the entrance hallway takes you to a spacious open-plan kitchen diner, ideal for both relaxation and entertaining. The fully fitted kitchen has everything you need and this room gives access the superb private garden. Downstairs also features convenient access to the garage, which presents the exciting possibility of being converted into a fourth bedroom, subject to the necessary consent. A handy downstairs W/C adds to the practicality of this well-designed home.

Moving to the first floor, you will find a generously sized lounge that benefits from elevated views, ensuring a sense of privacy. This level also includes a family bathroom and a comfortable third bedroom, perfect for guests or family members.

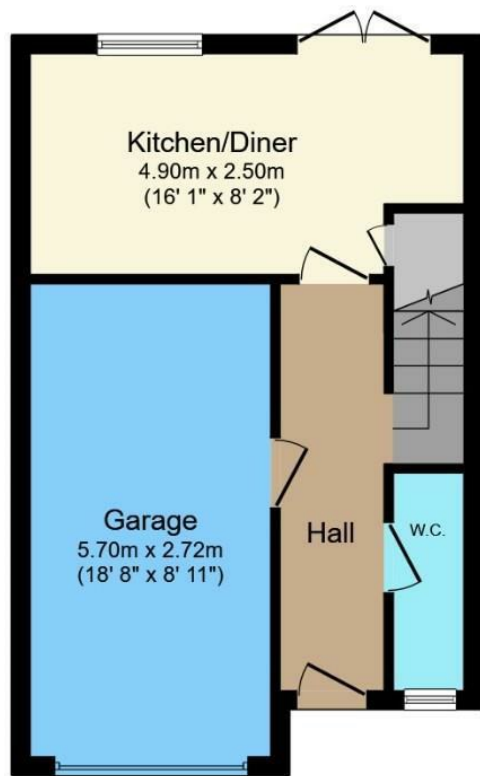
The second floor is dedicated to your comfort, featuring a luxurious en-suite master bedroom and an additional double bedroom, providing ample space for family or visitors.

Outside, the property boasts a private driveway , along with a lovely rear patio area and a good-sized lawn, accessible through French doors from the kitchen diner. This outdoor space is perfect for enjoying the fresh air or hosting summer gatherings.

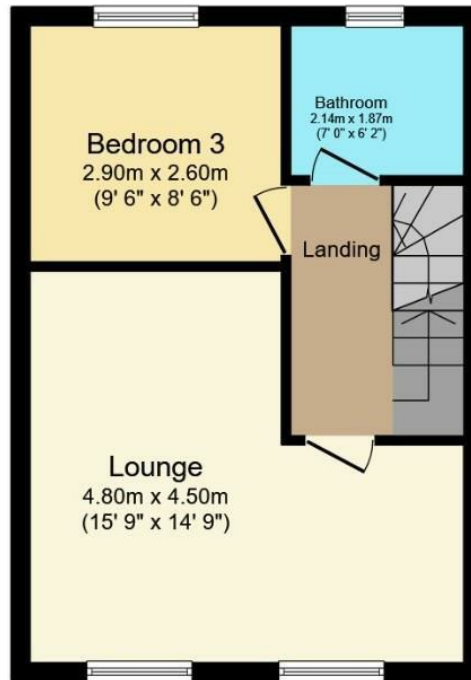
Oughtibridge itself offers a delightful semi-rural lifestyle, with scenic waterside walks and a selection of local amenities, including a café, restaurant, and several pubs. Families will appreciate the excellent local school catchment, which includes Oughtibridge Primary and Bradfield Senior School.

This property is a wonderful opportunity for those seeking a versatile and spacious home in a tranquil setting. Don't miss your chance to make this charming house your new home.

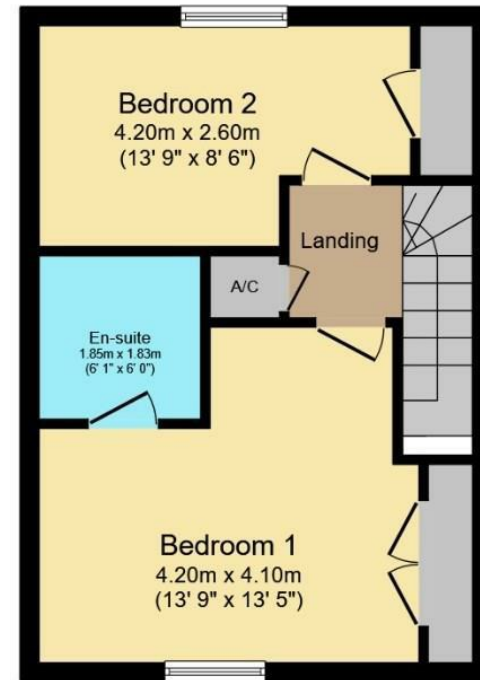
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Ground Floor



First Floor



Second Floor

Total floor area 107.9 sq.m. (1,161 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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General Remarks

TENURE

This property is Freehold with a quarterly service charge of £38.94

RATING ASSESSMENT

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

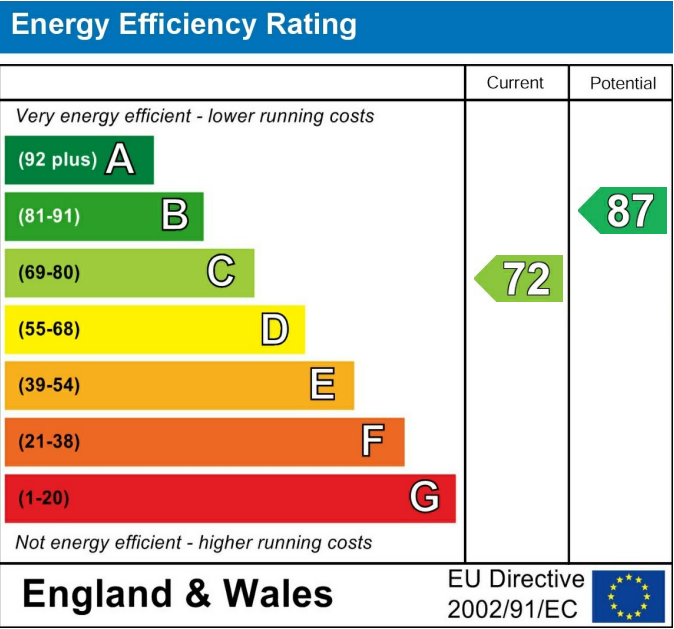
VACANT POSSESSION

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.



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.









