

John Hibbard Crescent,Sheffield S13 9UW

william h brown

welcome to

John Hibbard Crescent,Sheffield

Four-bedroom detached family home with lounge, kitchen, dining room, two en-suites, family bathroom, and downstairs WC. Features a two-tier rear garden, driveway, and garage. Close to local shops, schools, and transport links. No chain.













Hall
Having a radiator, understairs storage and stairs leading to the first floor accommodation Providing access to the front entrance door.

Dining Room
Having two double glazed window and radiator.

Kitchen
Having a range of wall and base units with an inset sink. Gas hob and integrated oven. Space and plumbing for a washing machine. Space for a dining area and a door providing access to the rear garden.

Lounge
Having a fireplace and patio doors providing access to the rear garden.

Wc
Having a side facing double glazed window, radiator, sink basin and WC.

Garage
Having electricity and providing storage.

Landing
Bedroom One
Having three double glazed window, radiator and a built in wardrobe.

En-Suite
Having a front facing double glazed window, concealed WC with connected vanity sink unit. Shower suite.

Bedroom Two
Having a rear facing double glazed window, radiator and built in wardrobe. Access to an en-suite.

Ensuite Two
Having a side facing double glazed window, sink basin and radiator. Shower suite.

Bedroom Three
Having a rear facing double glazed window, radiator and built in storage.

Bedroom Four
Having a rear facing double glazed window and radiator.

Bathroom
Having a side facing double glazed window, WC and sink basin. Bath suite.

Garden
Having a two tier lawned rear garden with the top being a paved seating area.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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John Hibbard Crescent, Sheffield

- Four bedrooms
- detached property
- substantial plot
- Off street parking
- Access to local amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115182

The Property Ombudsman

Property Ref:
CPK115182 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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