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55 Old Park Avenue, Greenhill, Sheffield, S8 7DQ

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Guide Price £350,000

Guide Price £350,000 - £375,000
Nestled on the desirable Old Park Avenue in Sheffield, this charming four-bedroom detached house offers a wonderful opportunity for families seeking a spacious and versatile home. Available with no onward chain, this property is positioned in a raised setting, providing both privacy and pleasant views.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous entrance hall, complete with stairs to the first floor. To the left, the living room flows seamlessly into the dining room, creating an ideal space for entertaining guests or enjoying family meals. The extended 'L' shaped kitchen features a range of matching wall and base units, perfect for culinary enthusiasts. Additionally, a rear porch and a convenient ground floor w.c. enhance the practicality of this home.

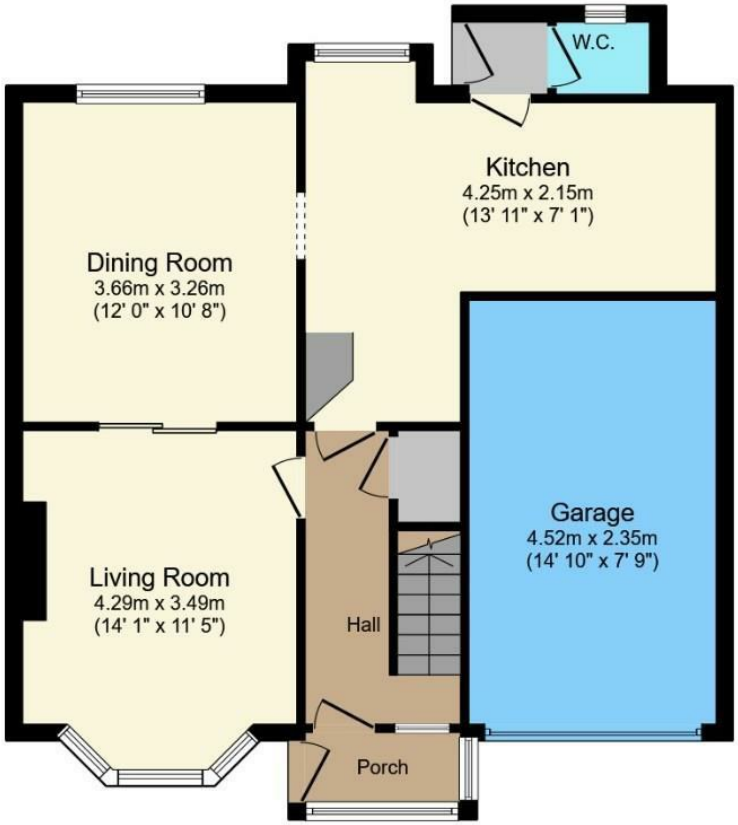
The first floor boasts four bedrooms, with the master bedroom situated in an extended section of the house. This delightful room features an inner dressing area and an ensuite bathroom, providing a private retreat. A family bathroom serves the remaining bedrooms, ensuring ample facilities for the household.

Externally, the property benefits from a driveway leading to an integrated garage. The rear garden is a true highlight, featuring an enclosed patio seating area that is perfect for alfresco dining and barbecues. Steps lead up to a lawn, offering a tranquil space for outdoor activities and relaxation.

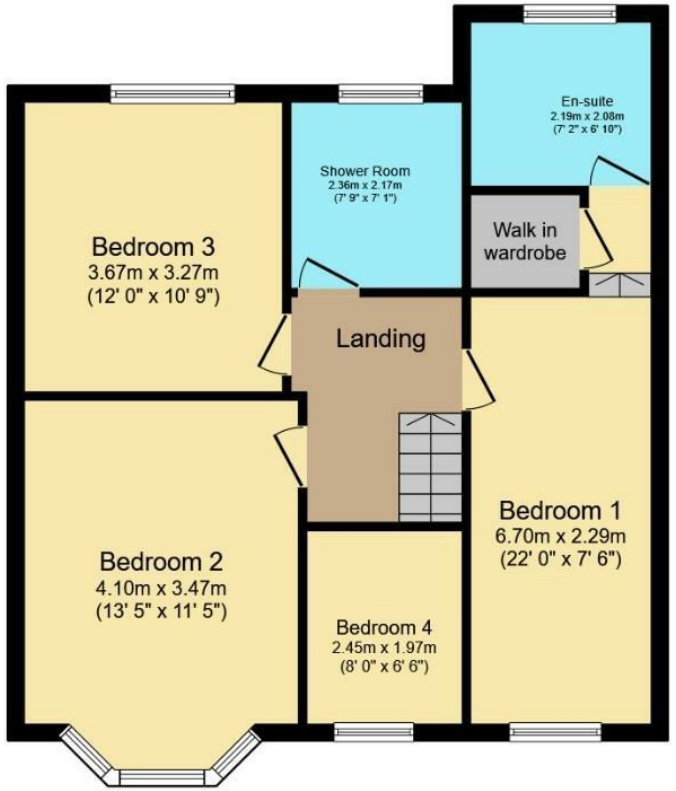
While the property is in good condition, it presents an exciting opportunity for modernisation, allowing new owners to put their personal stamp on it. This delightful home is perfect for those looking to create their dream living space in a sought-after location.

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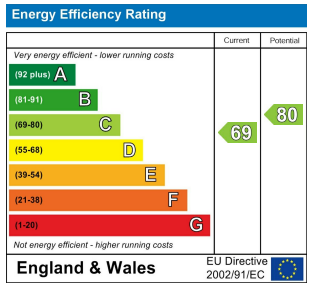
Ground Floor

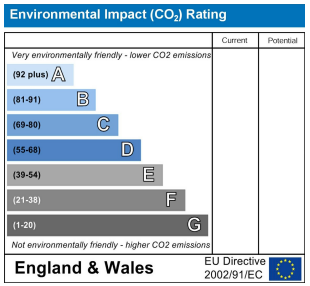


First Floor

Total floor area 140.8 sq.m. (1,516 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
GENERAL REMARKS

TENURE
This property is long Leasehold with a term of 800 years from 1932 at a ground rent of £7 per annum.

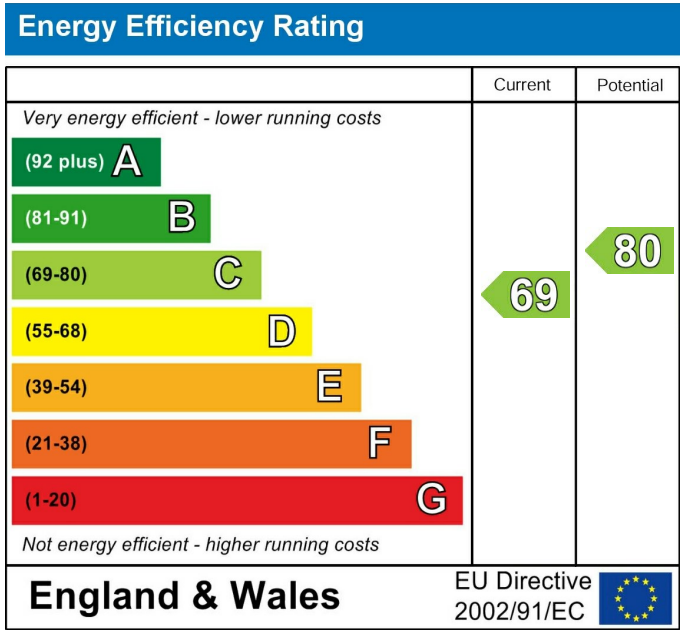
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

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.

































