

HUNTERS®
HERE TO GET *you* THERE

41 Chorley Drive, Sheffield, S10 3RQ

41 Chorley Drive, Sheffield, S10 3RQ

Asking Price £575,000

| NO CHAIN | SUBSTANTIAL CORNER PLOT | A rare opportunity to acquire a detached bungalow on a highly desirable road, set within a generous plot offering huge potential.

Situated on Chorley Drive, this home offers the perfect blend of comfort and convenience and is ideally placed close to local amenities.

Upon entering into the hall, you are welcomed by a generous lounge, complete with a delightful fireplace that creates a warm and inviting atmosphere. The lounge features patio doors that lead directly to the rear garden, allowing for a seamless transition between indoor and outdoor living. The property comprises a separate dining room and kitchen to the rear. The kitchen comes equipped with a range of wall and base units, allowing ample space for storage.

The bungalow boasts three good-sized bedrooms, with the master bedroom comprising fitted wardrobes. Each room is designed to provide a brought and airy space, whilst provide comfort to unwind after a long day. The three piece family bathroom features a bath with shower over, sink basin and W/C.

The rear garden is the heart of the home, offering a well-maintained lawn and additional patio. This area is simply perfect for relaxing, entertaining guests and those who love gardening! In addition to its spacious interior, the property includes a double garage and a driveway that accommodates multiple vehicles, ensuring convenience for you and your guests.

Whether you are looking for a family home or a serene place to retire, this property on Chorley Drive is a wonderful opportunity not to be missed.

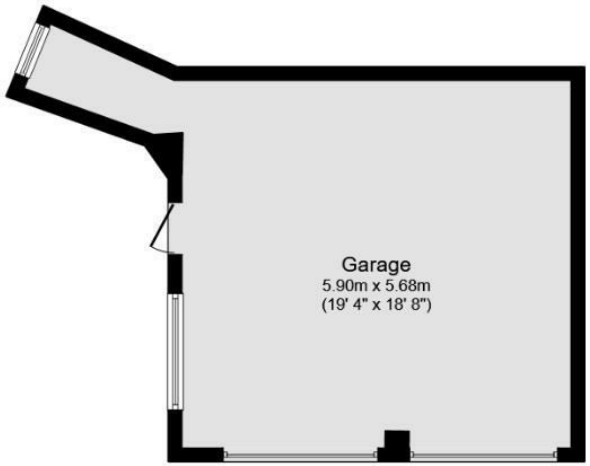
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

This Hunters business is independently owned and operated by S G Property Agents Ltd | Registered Address: 208 Crookes, Sheffield, South Yorkshire, S10 1TG | Registered Number: 06612172 England and Wales | VAT No: 936 2923 07 with the written consent of Hunters Franchising Limited.



Floor Plan

Floor area 121.6 sq.m. (1,309 sq.ft.)

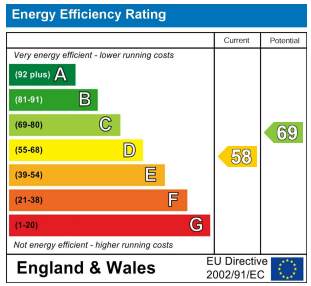


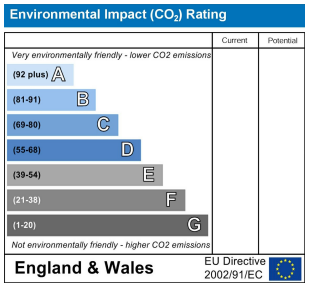
Garage

Floor area 35.7 sq.m. (384 sq.ft.)

Total floor area: 157.3 sq.m. (1,693 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





GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 800 years from 26th July 1967 and a ground rent of £70.00 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

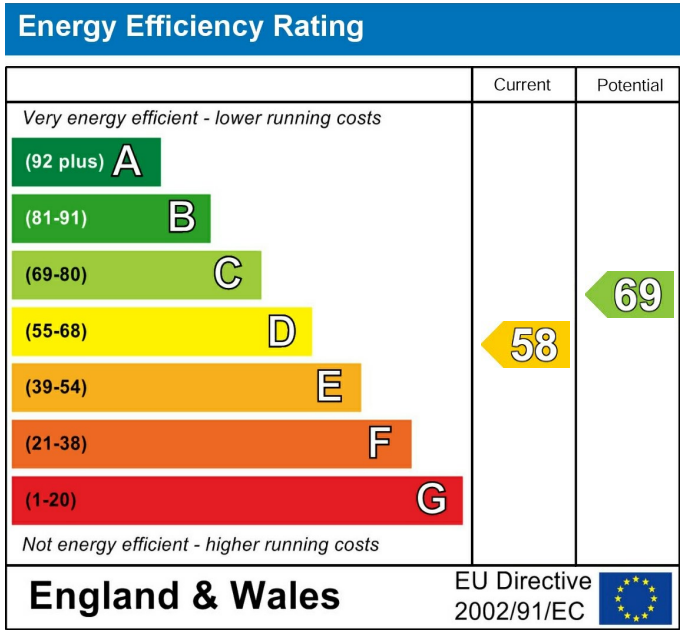
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 CHECKS

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.

































