



Grassington Close, Hackenthorpe Sheffield

welcome to

Grassington Close, Hackenthorpe Sheffield

This three bedroom detached property is located on this sought after estate and occupies a lovely cul de sac position. The property is available to the market with no chain and comprises: lounge with Patio doors, dining room and kitchen. Three bedrooms and bathroom. Gardens, drive & garage.



Entrance Hall

With a front facing door with double glazed side panel, an understairs storage cupboard and stairs which rise to the first floor.

Lounge

With rear facing patio doors, coving to the ceiling and dado rail.

Dining Room

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a cooker with cooker hood above, plumbing for a washing machine and space for a fridge-freezer. There is tiling to the walls and floor, a rear facing double glazed window and a side facing door.

First Floor Landing

With a front facing double glazed window, coving to the ceiling, storage cupboard and a loft hatch.

Bedroom One

With a rear facing double glazed window, coving to the ceiling, a central heating radiator, dado rail and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a wash hand basin, splashback tiling and shower cubicle with shower.

Bedroom Two

With a front facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Bedroom Three

With a rear facing double glazed window, dado rail and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a P-shaped bath with shower over and screen. There is tiling to the walls and floor and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with shrubs and plants. There is a driveway to the side providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with shrubs, plants and trees.

Garage

With an up and over door.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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Grassington Close, Hackenthorpe Sheffield

- Three bedroom detached property
- Cul de sac position
- No chain
- Lounge with Patio doors
- Dining room & Kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115373 - 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.

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