



Humphrey Road, Sheffield S8 7SE

Guide Price £300,000

*** Guide Price £300,000-£325,000 ***

Virtual Walk Through Available

We are delighted to offer to the market this superbly extended, five bedrooomed semi-detached property situated in the highly regarded suburb of Greenhill. Conveniently placed for local shops, amenities and excellent transport links, this well proportioned house would be ideal for a professional family. In brief the accommodation comprises: entrance hallway, breakfasting kitchen, lounge, dining room, downstairs WC, conservatory, utility area, five bedrooms, one with en-suite shower and a large family bathroom. To the front is a driveway providing off-road parking. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance Hallway

Entrance through front facing UPVC door into entrance hallway. Having carpeted flooring, half panelled walls, useful storage cupboard and gas central heating radiator.

Lounge

13'7" x 13'9" (4.15m x 4.20m)

A well presented reception room having front facing UPVC double glazed window, laminate flooring, gas central heating radiator, and fire with feature surround and marble hearth.

Dining Room

13'10" x 8'11" (4.22m x 2.73m)

Having laminate flooring, gas central heating radiator and UPVC sliding doors leading to conservatory

Breakfasting Kitchen

6'3" x 26'5" (1.93m x 8.06m)

Large breakfasting kitchen fitted with a good range of white wall and base units with contrasting roll edge worktops incorporating one and a half bowl stainless steel sink with chrome mixer tap. Having front facing UPVC double glazed obscure glass French doors and rear facing UPVC door leading to rear garden. Benefiting from freestanding oven with 4 ring gas hob and space for under counter fridge/freezer. Also having breakfast bar, gas central heating radiator and laminate flooring.

Conservatory

12'11" x 10'9" (3.94m x 3.30m)

Large conservatory having laminate flooring, UPVC double glazed windows and doors leading to rear garden.

Utility Area

Utility room providing space and plumbing for washing machine

Downstairs WC

Having tiled flooring, vanity sink, gas central heating radiator and WC

Bedroom One

11'9" x 10'6" (3.59m x 3.22m)

Well proportioned principal bedroom having front facing UPVC double glazed window, gas central heating radiator, carpeted flooring and built-in wardrobes. Also having hidden built-in shower.

En Suite Shower Room

Part tiled and accessed through fitted wardrobes. Having glass fronted shower cubicle with electric shower and towel rail.

Bedroom Two

8'8" x 9'3" (2.66m x 2.82m)

Having rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Bedroom Three

13'3" x 13'3" (4.05m x 4.06m)

Attic bedroom accessed via carpeted stairs from first floor. Double bedroom having side facing Velux window and carpeted flooring. Also benefiting from built-in vanity area and storage in the eaves.



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Bedroom Four

6'7" x 10'2" (2.01m x 3.12m)

Further double bedroom having front facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Also having built-in wardrobes.

Bedroom Five

6'7" x 10'2" (2.01m x 3.12m)

A good sized rear facing bedroom having UPVC double glazed window, gas central heating radiator, carpeted flooring and built-in storage.

Bathroom

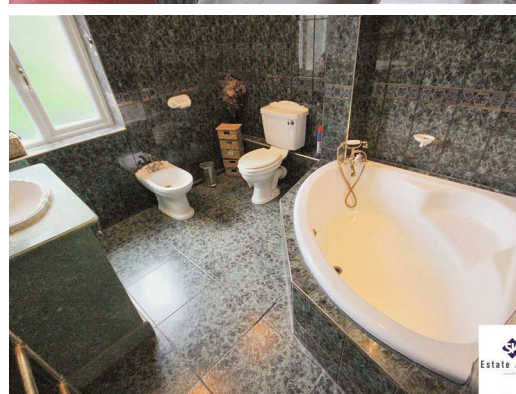
7'10" x 9'4" (2.40m x 2.87m)

Fully tiled bathroom fitted with a large corner bath, pedestal wash hand basin, WC and bidet. Also having gold heated towel rail and rear facing UPVC double glazed window.

Outside

To the front of the property there is a large gated driveway providing off road parking.

The enclosed rear garden is mainly laid to lawn. Also benefiting from additional seating areas and outdoor storage facility housing boiler and providing ideal space for garden furniture.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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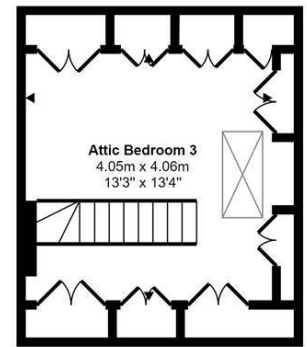
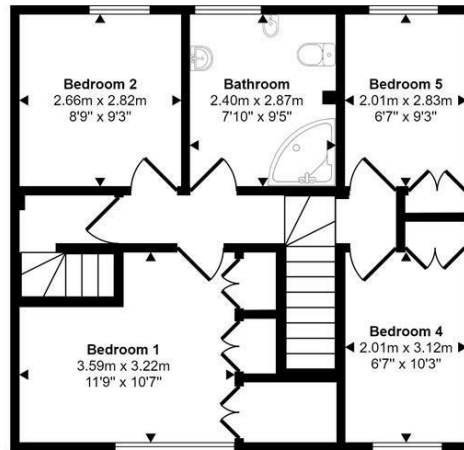
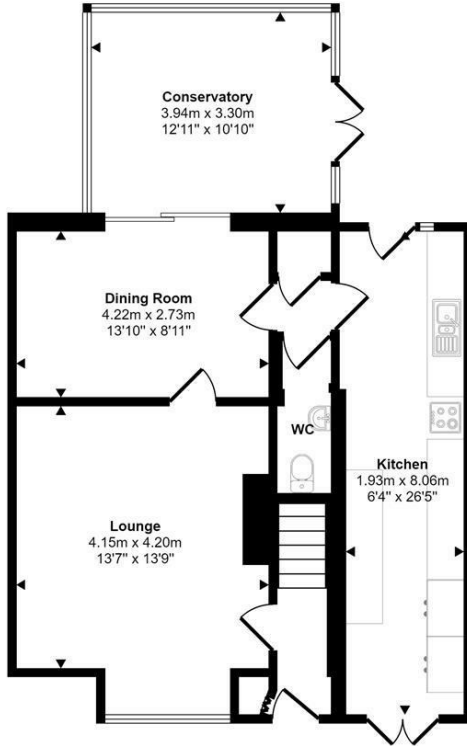
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Approx Gross Internal Area
148 sq m / 1588 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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