



18 Harefield Road, Sharrow Vale, Sheffield, S11 8NU



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Sharrow Vale

Asking Price

£280,000

**** NO CHAIN **** Situated in this popular and most convenient area, just a stones throw from Ecclesall Road, is this spacious three double bedroom mid-terrace likely to be of interest to the investor landlord, young family or professionals alike.

The accommodation briefly comprises: Side entrance lobby with stairs rising to the first floor. Bay windowed lounge to the front. Separate dining room with access to the cellar head with the cellar ideal for storage. Off shot kitchen having a range of units at wall, drawer and base level, space for a cooker and washing machine. To the first floor are two good sized bedrooms and a modern family bathroom. A further staircase rises to the attic double bedroom three with useful eaves storage.

The property is well maintained throughout and benefits from UPVC double glazing and gas fired central heating.

Outside there is a private courtyard garden benefitting from no third party access across, with a low maintenance seating area and a range of potted planted areas.



- No Onward Chain
- Excellent Location Close To A Wide Range Of Shops, Bars And Restaurants
- Within Walking Distance Of The Universities And Hospitals
- Reputable Local Schools
- Regular Public Transport Links
- Three Good Sized Bedrooms
- Peaceful And Private Courtyard Garden
- EPC Rating: E Council Tax: Band B
- Tenure: Freehold
- Viewing Via Banner Cross Office





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1105.3 ft²
102.69 m²

Reduced headroom
61.96 ft²
5.76 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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