



2 Hillcote Mews, Fulwood, Sheffield, S10 3PU

Saxton Mee



# 2 Hillcote Mews

## Fulwood

Guide Price

**£500,000**

GUIDE PRICE: £500,000-£525,000

An attractive, stylish split level three bedroom, two bathroom detached residence in this exclusive residential suburb. Having undergone a scheme of refurbishment by the current owner this lovely property is well worthy of an internal inspection. There is potential to increase the accommodation by converting either part or all of the garage but still having a good sized driveway and excellent off road parking. Reception hall, shower room, large integral double garage and utility area. First Floor: three excellent bedrooms and family bathroom. Well fitted kitchen and living room with deep window with lovely views and adjacent dining area. Outside: driveway providing good off road parking and small borders. To the rear, flagged area and floral borders. To the side, terrace and garden area.

Excellent location for first class schools, hospitals and universities and within easy access of the open countryside

Tenure: Freehold

Council Tax Band: F



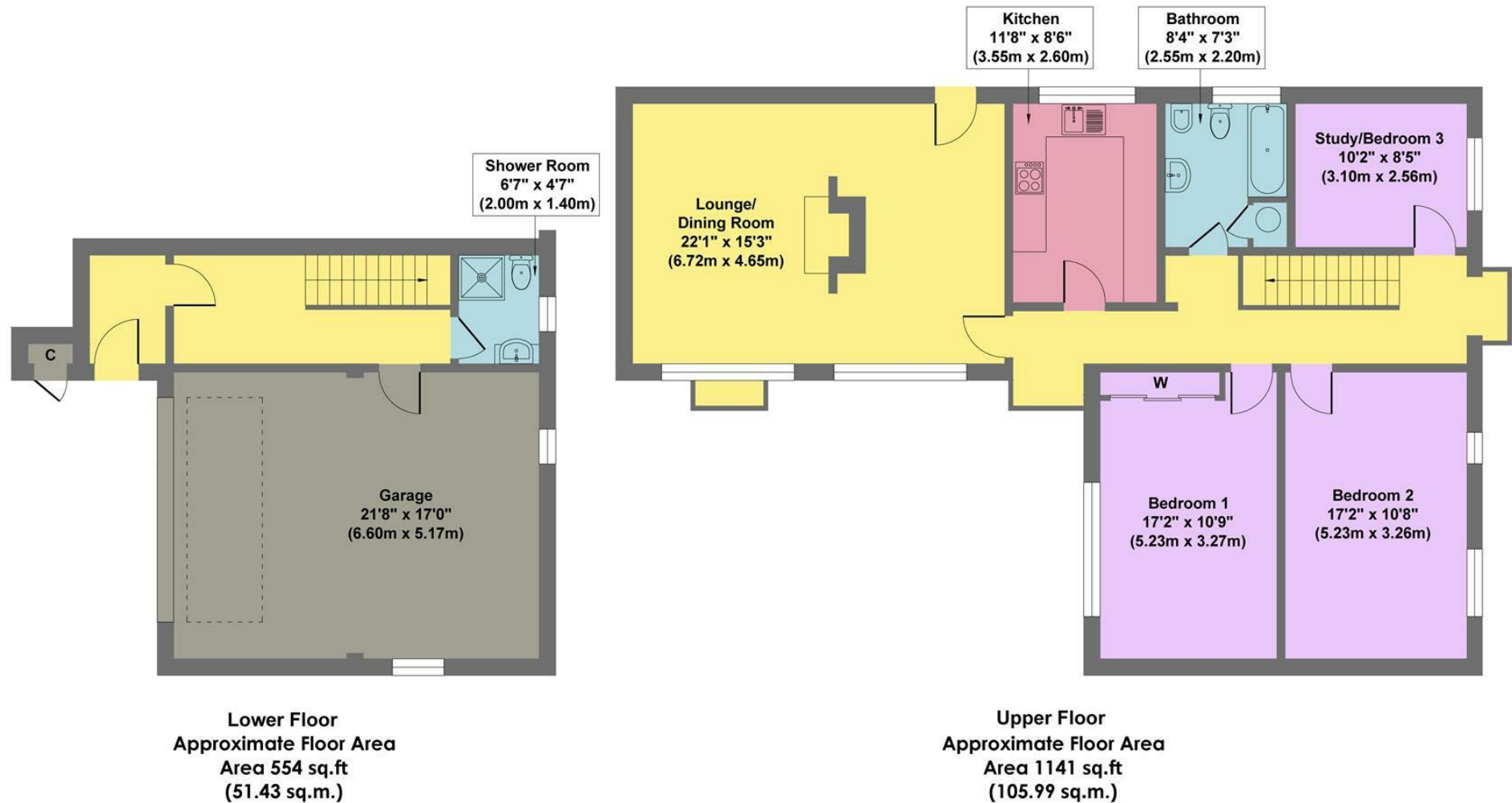
- Potential for the part of full garage conversion to the fourth bedroom or additional living area on the ground floor
- Three Bedrooms/Two Bathrooms
- Stylish Split Level Detached Home
- Excellent Off Road Parking
- Large Living Room with Separate Dining Area
- Small Exclusive Development with Stunning Views
- Easily Maintainable Gardens
- First Class School Catchment Area
- EPC Rating: D
- Viewings via Banner Cross Branch







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**Approx. Gross Internal Floor Area 1695 sq.ft / 157.42 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

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