

Saxton Mee



Hurlfield Road Gleadless Sheffield S12 2SL
Guide Price £225,000



Hurlfield Road

Sheffield S12 2SL

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GUIDE PRICE £225,000-£250,000 ** NO CHAIN ** Renovated throughout to a high standard is this two double bedroom semi detached bungalow which is situated on a substantial sized plot enjoying a large private garden and benefiting from off-road parking. The refit includes a new kitchen and shower room, new windows and doors, new floor coverings and new electrics. Located in this quiet residential area the property is well place for local shops, amenities, schools, public transport and motorway links.

Neutrally decorated throughout, the well presented living accommodation briefly comprises, side door which opens into a lobby with access into the open plan kitchen and living area. The kitchen has a range of shaker style grey units. A contrasting Quartz worktop incorporates the sink, drainer and the four ring hob. Integrated appliances include an electric oven, fridge and freezer. There is a pull-out larder unit and a tiled floor The living area has high ceilings and dual aspect windows. The separate utility room houses the gas central heating boiler and has plumbing for a washing machine. The well appointed shower room is partially tiled and has a large walk-in shower shower, white wash basin and WC. There are two double bedrooms, the master benefiting from uPVC French doors opening onto the garden.

- EARLY VIEWING ADVISED
- RENOVATED TWO DOUBLE BEDROOM BUNGALOW
- LOVELY OPEN PLAN KITCHEN & LIVING AREA
- UTILITY
- SHOWER ROOM
- MASTER BEDROM WITH uPVC FRENCH DOORS
- SUBSTANTIAL PLOT WITH A GOOD SIZE GARDEN
- OFF-ROAD PARKING
- COMMUTER LINKS
- SHOPS, AMENITIES & SCHOOLS





OUTSIDE

The property is situated on an a substantial plot and has extremely large private garden with lawn area, newly paved patio area, established shrubs and small trees.

LOCATION

The property is well-placed for local shops and amenities, local schools, public transport and access to the city centre, hospitals, universities and the motorway.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

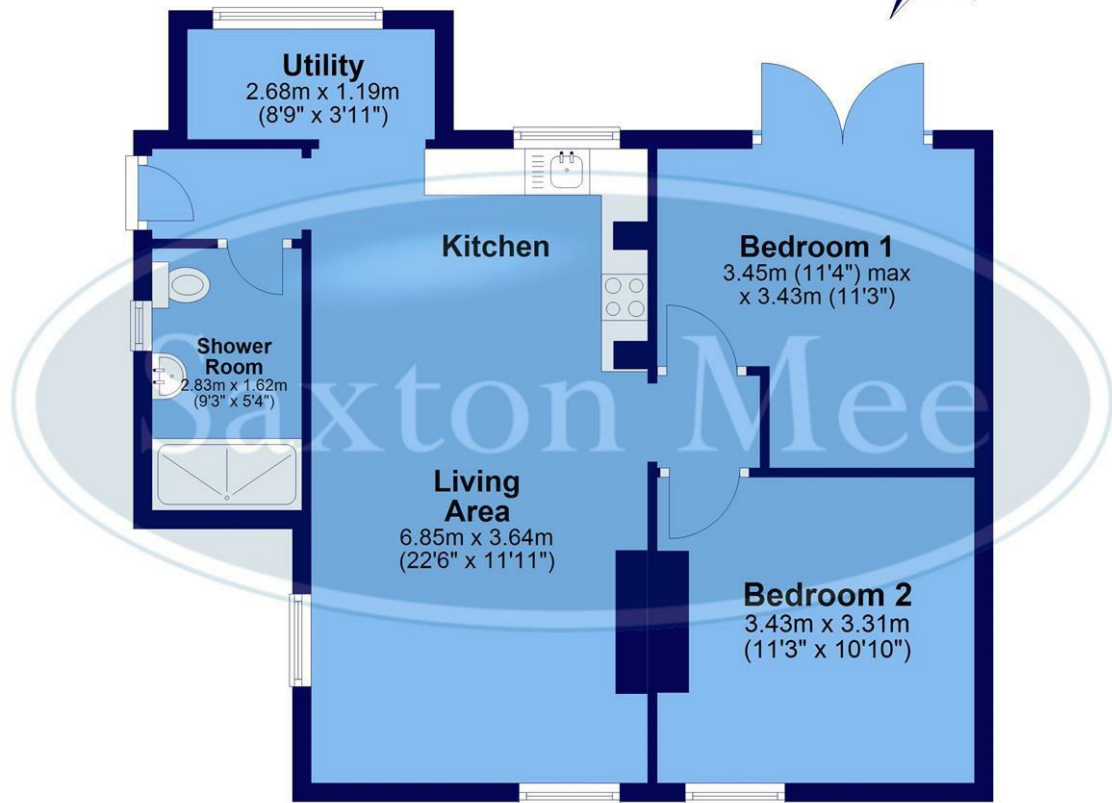
VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	85	63