

Saxton Mee



Hunter Hill Road Hunters Bar Sheffield S11 8UD
Offers Around £300,000

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Viewing is essential to appreciate this much larger than average, three excellent sized bedroom terrace property which enjoys a landscaped rear garden and benefits from uPVC double glazing and gas central heating. The property has been thoughtfully updated by the current owner including a new kitchen and windows. Situated in this extremely popular location with a diverse range of amenities, parks and well regarded local schools close-by.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front entrance door which opens into the lounge which has ceiling coving, attractive oak flooring and built-in alcove cupboards, while the focal point is the multi-fuel stove. A door then opens into the kitchen which has a range of wall, base and drawer units. Contrasting quartz worktops incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring induction hob. There is a wall mounted gas boiler. There is access to the rear garden and the cellar head with steps descending to the cellar.

From the kitchen, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one to the front has laminate flooring. Double bedroom two is to the rear aspect and has a fitted wardrobe. The good sized bathroom has a white four piece suite including bath, wash basin, WC and a separate shower enclosure.

The spacious landing which could potentially be used as a study area has stairs leading to the second floor and the impressive sized double bedroom which has a dormer window to the rear aspect.

- EARLY VIEWING ADVISED
- WELL APPOINTED ACCOMMODATION THROUGHOUT
- THREE EXCELLENT SIZED BEDROOMS
- LOUNGE & KITCHEN
- FOUR PIECE SUITE BATHROOM
- LANDSCAPED REAR GARDEN
- EXCELLENT LOCATION
- AMENITIES, WELL REGARDED LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

The property is set back from the pavement by way of a small walled garden area. At the rear there is a south facing low maintenance garden that has an artificial grass lawn, a paved patio, raised beds with railway sleepers, and a brick built outbuilding.

LOCATION

The property is situated on Hunter Hill Road which is located within the hugely popular area of Hunters Bar. There are excellent local shopping facilities together with a diverse range of amenities, including shops, pubs and restaurants on both Sharrow Vale and Ecclesall Road. Endcliffe Park, Bingham Park and Chelsea Park with their open spaces, cafés and playgrounds are within walking distance. Approximately only two miles from Sheffield City Centre, and falling within the catchment area of Hunters Bar School and High Storrs Secondary School.

MATERIAL INFORMATION

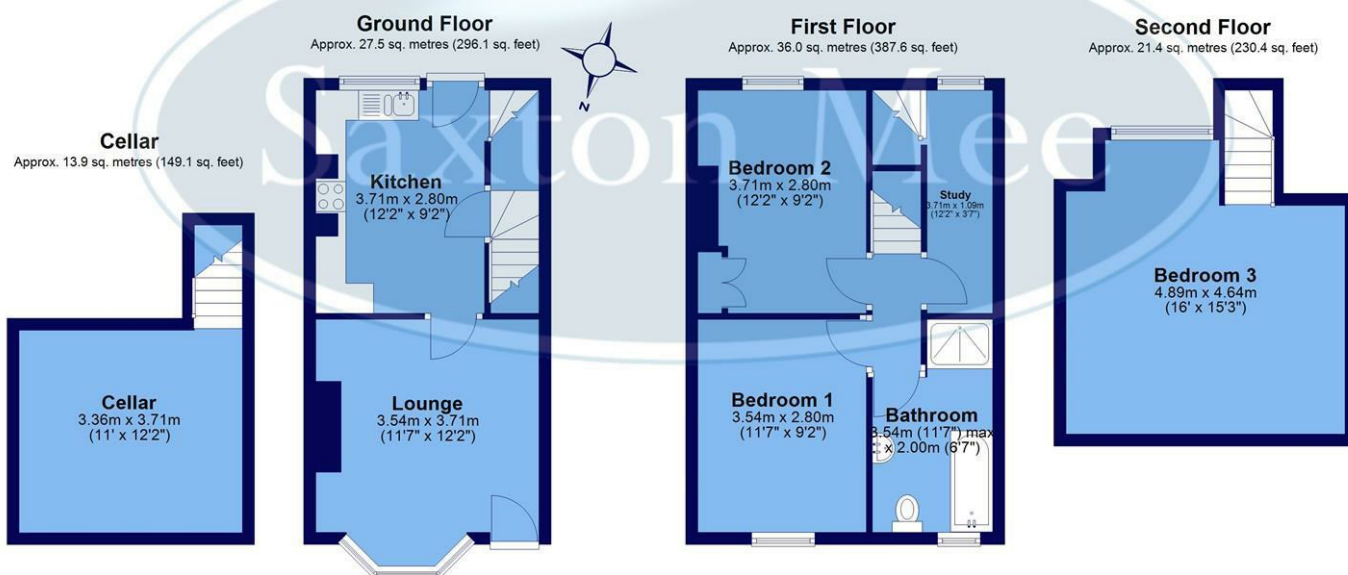
The property is Leasehold with a term of 800 years running from the 25th March 1908.
The property is currently Council Tax Band A.

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.

Outbuilding
Approx. 1.5 sq. metres (16.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

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

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-91) | B | | |
| (85-80) | C | | |
| (75-65) | D | | |
| (55-54) | E | | |
| (51-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 86 | 58 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | 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 | |