



**Hunter House Road, Sheffield**

**welcome to**

**Hunter House Road, Sheffield**

**\*\*GUIDE PRICE £325,000 TO £350,000\*\***Introducing a beautifully presented mid-terrace house that offers excellent living accommodation throughout. This remarkably spacious four-bedroom home features two bathrooms and two reception rooms, complemented by outstanding local amenities.



William H Brown proudly presents a deceptively spacious mid-terrace home situated in the highly sought-after postcode S11. Upon entering the property, you are greeted by a generous lounge, followed by a spacious dining room and well-appointed kitchen, utility area, shower room and w/c. Ascending to the first floor, you will find two double bedrooms along with the first-floor bathroom. The second floor (attic) features two more double bedrooms, offering ample living space. Outside, the property access to the garage located at the rear. This modern home is conveniently located near the Botanical Gardens, Endcliffe Park, and a variety of excellent shops and cafes. It is also in close proximity to schools, the university, and offers easy access to Sheffield City Centre, making it an ideal choice for families and professionals alike.

## Ground Floor Accommodation

### Lounge

11' 11" plus bay x 11' 11" ( 3.63m plus bay x 3.63m )

### Dining Room

12' 11" x 11' 11" maximum ( 3.94m x 3.63m maximum )

### Kitchen

14' 5" maximum x 6' 3" ( 4.39m maximum x 1.91m )

### Utility Room

2' 3" x 6' 4" ( 0.69m x 1.93m )

### Shower Room

4' 7" x 6' 2" ( 1.40m x 1.88m )

## First Floor Accommodation

### Landing

### Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )

### Bedroom Four

10' 3" maximum x 8' 10" maximum ( 3.12m maximum x 2.69m maximum )

## First Floor Bathroom

## Second Floor ( Attic)

### Attic Bedroom Two

10' 8" plus eaves recess x 10' 9" plus eaves recess ( 3.25m plus eaves recess x 3.28m plus eaves recess )

### Attic Bedroom Three

9' 1" plus eaves recess x 10' 8" maximum ( 2.77m plus eaves recess x 3.25m maximum )

## Outside



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## Hunter House Road, Sheffield

- GUIDE PRICE £325,000 TO £350,000
- A DECEPTIVELY SPACIOUS MID-TERRACE HOUSE
- FOUR DOUBLE BEDROOMS AND TWO FAMILY BATHROOMS
- WELL-PRESENTED LIVING ACCOMMODATION THROUGHOUT
- OFF-STREET PARKING PROVIDED BY A GARAGE

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC106932 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01142 638012**



BannerCross@williamhbrown.co.uk



392 Psalter Lane, SHEFFIELD, South Yorkshire,  
S11 8UW



**williamhbrown.co.uk**