



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

70 Hallamshire Road, Fulwood, Sheffield, S10 4FP

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## £650,000

Welcome to this substantial detached house located on Hallamshire Road, Fulwood in Sheffield! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms and three bathrooms, there is plenty of space for everyone in the household. The fitted kitchen has matching wall and base units along with granite worktops, there is a separate utility room off the kitchen and storage for a bike.

One of the standout features of this property is the internal annex, providing a versatile space that can be used in various ways to suit your needs. Additionally, the access to basement rooms offers ample storage space or the opportunity to create your own home gym.

Step outside into the beautiful rear garden, complete with an insulated garden room where you can unwind and enjoy the picturesque views or use as a home office. Whether you're looking to host summer barbecues or simply bask in the tranquillity of your surroundings, this garden is sure to impress. To the front is a block paved hard standing providing parking for three cars.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and potential that this property has to offer on Hallamshire Road in Sheffield.

### GENERAL REMARKS

#### TENURE

This property is Freehold.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band F.

#### VACANT POSSESSION

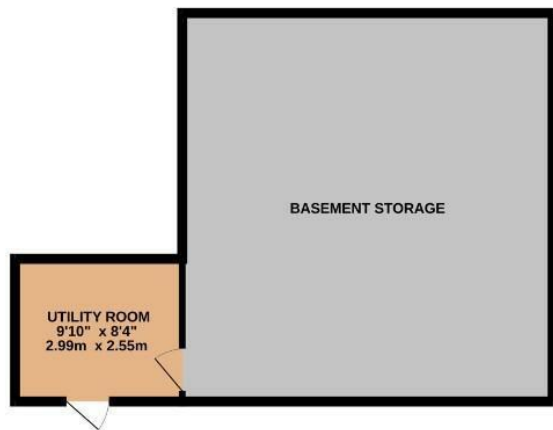
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

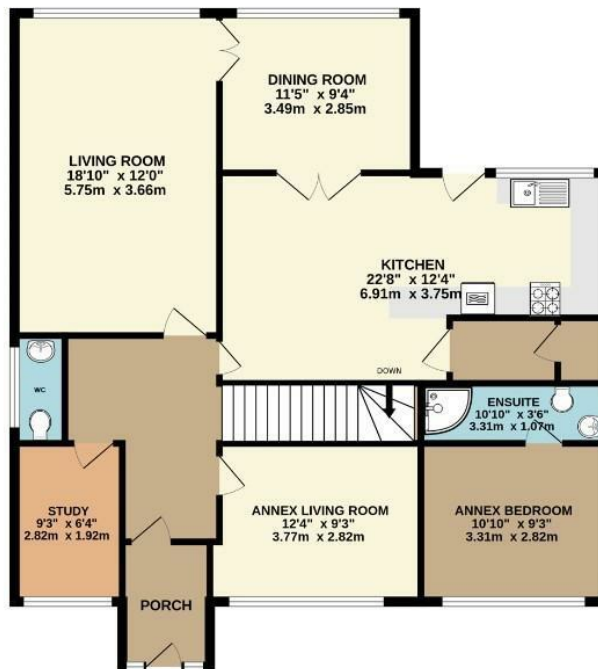
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com

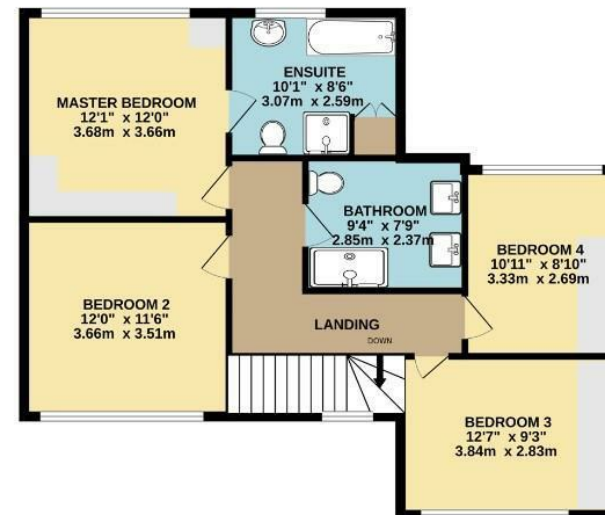
**BASEMENT**  
577 sq.ft. (53.6 sq.m.) approx.



**GROUND FLOOR**  
1108 sq.ft. (103.0 sq.m.) approx.



**1ST FLOOR**  
778 sq.ft. (72.3 sq.m.) approx.




**TOTAL FLOOR AREA : 2464 sq.ft. (228.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





