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13 Delph House Road, Sheffield, S10 5NR

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Asking Price £550,000

Nestled in the sought-after residential area of Crosspool, Delph House Road presents a splendid opportunity to acquire a beautifully presented semi-detached home. This impressive property boasts five spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those seeking extra space.

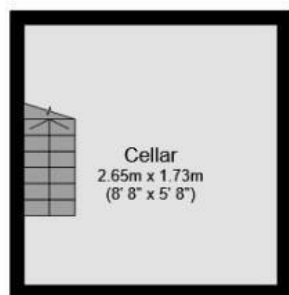
Upon entering, you are welcomed by a charming entrance hall that leads to a comfortable lounge, featuring a bay window and a delightful fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the rear extension, which encompasses a modern dining kitchen complete with an island housing the hob with bi-fold doors to the rear garden. A snug area which is currently used as a study area, and a generous dining space, ideal for entertaining guests or enjoying family meals. Adjacent to the kitchen, a utility room provides additional convenience.

The first floor hosts a master bedroom with fitted wardrobes and another bay window, allowing for plenty of natural light. There are also two additional bedrooms on this level, along with a luxurious family bathroom that features both a bath and a walk-in shower. Ascending to the second floor, you will find two further bedrooms and a shower room, offering flexibility for guests or older children.

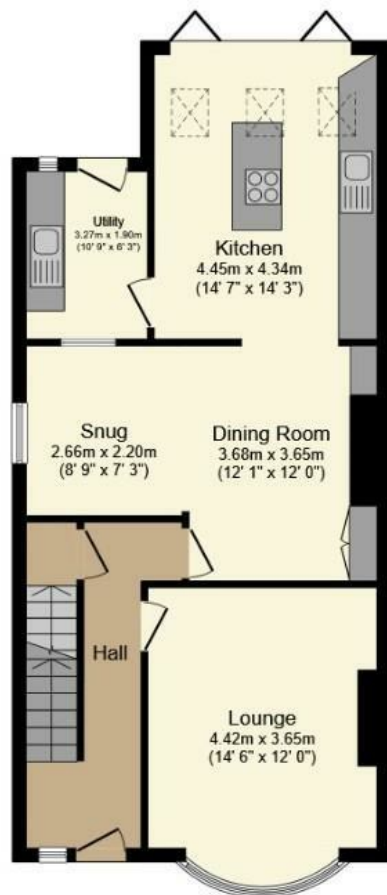
Outside, the property is complemented by a well-maintained level rear garden, which includes a patio area with a pergola, a lawn, and a timber shed for storage. The blocked paved driveway, equipped with an electric charging point, adds to the modern conveniences of this home.

With excellent local amenities and a prime school catchment area, this property is perfectly positioned for families. Additionally, its close proximity to the stunning Peak District makes it an ideal retreat for nature lovers. This home truly offers a harmonious blend of comfort, style, and practicality, making it a must-see for prospective buyers.

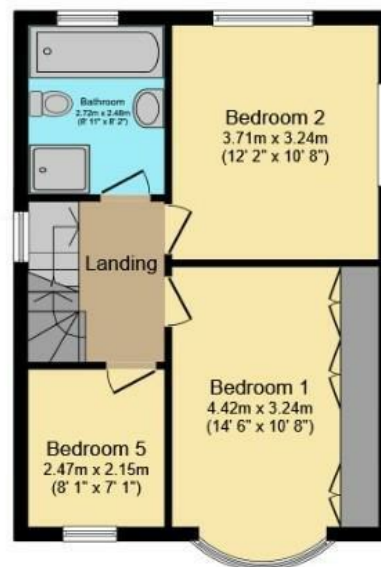
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Cellar
Floor area 16.1 m²
(174 sq.ft.)



Ground Floor
Floor area 65.5 m² (705
sq.ft.)



First Floor
Floor area 43.9 m² (473
sq.ft.)



Second Floor
Floor area 29.0 m² (312
sq.ft.)

TOTAL: 154.6 m² (1,664 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is a Freehold.

RATING ASSESSMENT

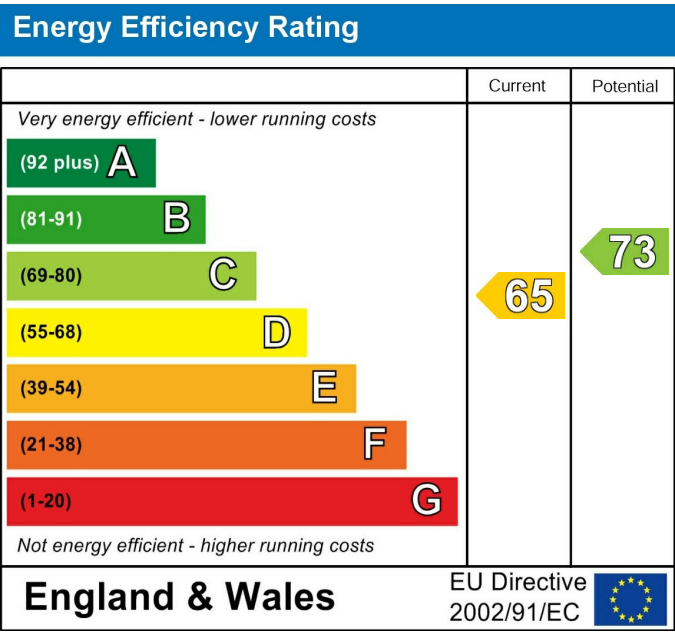
The property is assessed for Council Tax purposes to Band C.

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.



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.







