



Whirlowdale Road, Sheffield S11 9NJ

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EXCLUSIVE



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A stunning stone fronted detached dwelling which has been fully renovated to an extremely high specification and a credit to the current vendors. A wet underfloor heating system runs below a Ted Todd fine wood floor which flows throughout the majority of the ground floor. The inviting side entrance opens to the inner lobby having stairs to the first floor and doors accessing the sitting room, dining room and open plan living kitchen. The living room has a front facing bay window and a feature temperature controlled living flame gas fire along with ethernet and 5 amp ring lighting sockets which can be found through the property. The dining room is also to the front and has Crittall glazed doors through to the open plan living kitchen area. The heart of the home is the beautiful bespoke kitchen with SieMatic units by My Fathers Heart having integrated Siemens ovens, Bora induction hob with worktop extractor, instant Quooker hot water tap, Gaggenau fridge.

The rear living area has built in panelled storage to one end and a recessed living flame gas fire to the other with the rear face of the house set to an angle to enjoy maximum natural light through floor to ceiling sliding doors and a glazed roof section. Off the living area is a utility room and rear office/hobby room. The hobby room has a courtesy door to the integral garage.

To the first floor is the open landing with doors to the master suite, bedroom no.2 and luxury family bathroom. The master suite is to the front having bespoke alcove shelving and drawers, an ensuite bathroom and a dressing room which overlooks the garden. The dressing room could be altered to be a fourth bedroom. The second bedroom is to the front and the family bathroom is to the rear with free standing bath, walk in shower with stone base, vanity wash and hand basin and w.c.

To the second floor is the third bedroom with picture window overlooking the garden.





Externally the property has ample off road parking whilst to the rear is a stunning, low maintenance landscaped garden being ideal for alfresco dining. There is also a garden store.

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 G.

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.

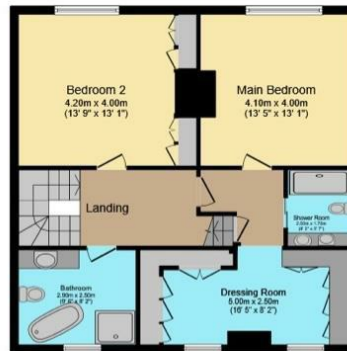




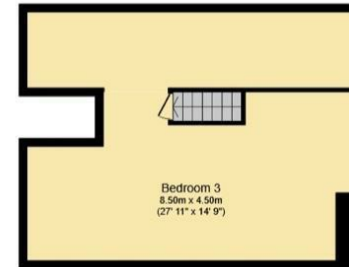
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



Ground Floor



First Floor



Second Floor

Total floor area 306.6 sq.m. (3,300 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	78
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Sheffield - Woodseats - 0114 258 0111 <https://www.hunters.com>

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