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35 Folds Crescent, Beauchief, Sheffield, S8 0EP

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## Guide Price £460,000

\*\*\*\*Guide Price £460,000 - £470,000\*\*\*\*

Hunters Woodseats are delighted to present a four bedroom effectively extended semi detached home with further occasional room in the attic. Situated in the highly sought after neighbourhood of Beauchief, this large family home with parking for two cars and a garage, would ideally suit a growing family. Entry via the front door into the welcoming entrance hallway. The dining room occupies the front of the house with a bay window and features a fire surround with an electric fire. Through to the relaxing sitting room with neutral decor and further surround with electric fire. Access to the kitchen and French doors lead into the conservatory with views across the garden and beyond. A hidden staircase in the conservatory leads down to a 1939 bomb shelter with steel plate cladding, absolutely ideal to be made into a feature wine cellar. Breakfast kitchen with a good range of wall and base units, integrated appliances include an electric oven, gas hob, dishwasher, fridge and freezer. An extension with Velux window creates further space for units and leads into the utility area with space for appliances. Access to the downstairs W/C. Upstairs the master bedroom over looks the front of the property and enjoys a large bay window and built in wardrobes. Two further generous size bedrooms, one over the garage is an en-suite comprising corner shower cubicle, W/C and sink basin, and the other over looks the rear of the property with views out to Beauchief Golf course. Single bedroom/office and a family bathroom featuring a bath with centre taps, shower over bath, sink basin and built in laundry basket. Separate WC. Outside the rear garden enjoys a raised patio area with steps down to the lawn with a selection of mature shrubs and plants including an apple tree and a weeping willow.

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Total floor area 187.3 m<sup>2</sup> (2,016 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).

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## LOCAL AREA

Folds Crescent is ideally situated just a short distance from a range of shops, cafe's, restaurants and Beauchief golf course.

## GENERAL REMARKS

### TENURE

This property is Freehold.

### RATING ASSESSMENT

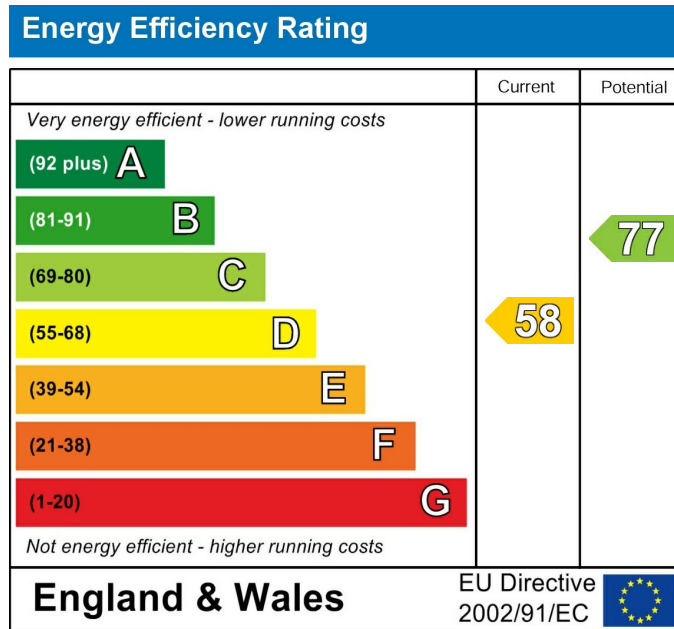
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### 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.



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.







