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243 Abbey Lane, Beauchief, Sheffield, S8 0BT

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## £550,000

Nestled in the charming Abbey Lane of Sheffield, this delightful house boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space. The rear facing master bedroom overlooks the golf course and stunning Beauchief Abbey. The property features a convenient ground floor W.C., ideal for guests and busy mornings.

One of the highlights of this lovely home is the quality fitted dining kitchen, providing a warm and inviting space to entertain friends and family. Imagine cooking up delicious meals in this well-equipped kitchen while enjoying the company of your loved ones. The dining kitchen and summer room enjoys a Bell Tunnel fire which is enjoyed by both areas, whilst the kitchen flows into the fantastic summer room having a half glazed roof and majority rear glazing to soak up the rolling golf course view.

For added comfort, a wet underfloor heating is installed in the entrance, inner lobby, and dining kitchen, ensuring a cozy ambiance throughout. Externally the property has a block paved driveway offering parking for two cars whilst stepping outside to the rear is a delightful landscaped garden with York stone paved patio area, integrated Gas BBQ, Fridge and gas fire pit, ambient external lighting enables alfresco dining into the evening along with a substantial garden store providing a tranquil retreat that backs onto the picturesque 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.

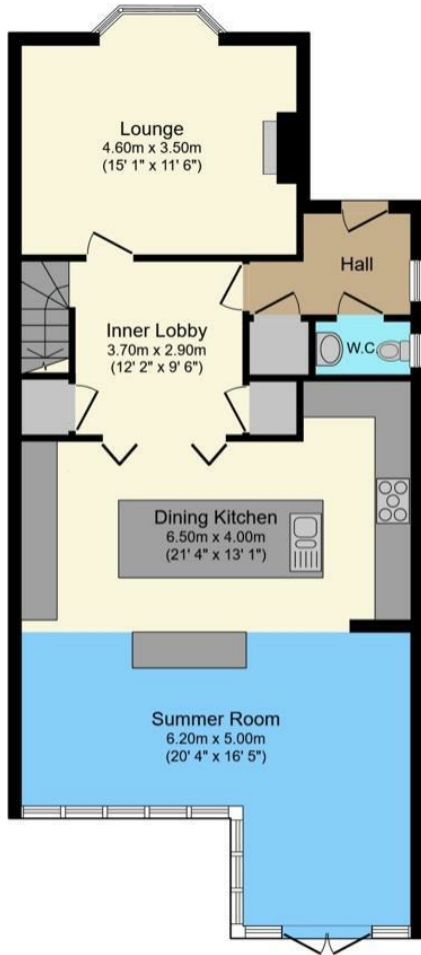
#### VACANT POSSESSION

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

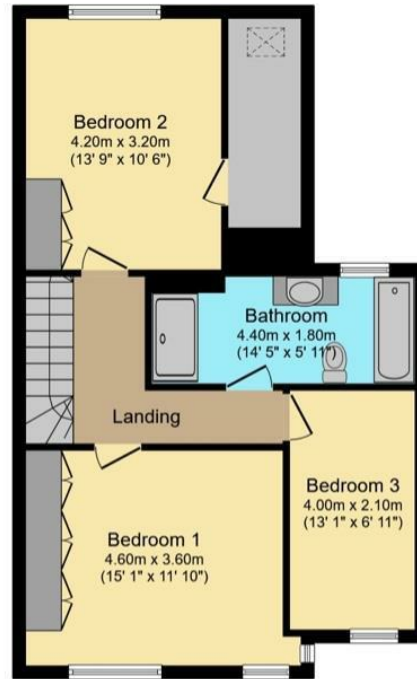
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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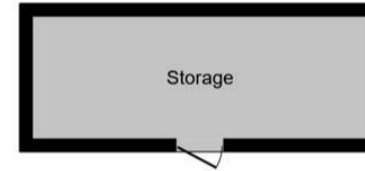
### Ground Floor

Floor area 83.6 m<sup>2</sup> (900 sq.ft.) approx



### First Floor

Floor area 60.9 m<sup>2</sup> (655 sq.ft.) approx



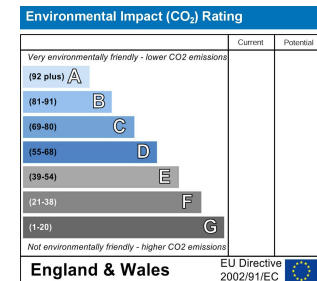
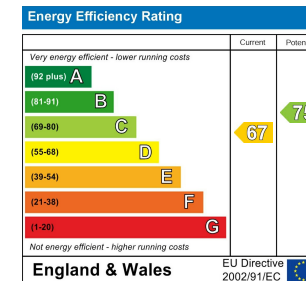
### Outbuilding

Floor area 11.5 m<sup>2</sup> (124 sq.ft.) approx


Total floor area 156.0 m<sup>2</sup> (1,679 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>	67	75
(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.











