



## Hutcliffe Wood Road, Beauchief, Sheffield, S8 0EZ

THREE BEDROOMS | OPEN PLAN LIVING ROOM | SHOWER ROOM | GARDEN  
GARAGE | NO ONWARD CHAIN | TONE OF CO2 | ENERGY PERFORMANCE RATING D

**Asking Price: £275,000**

**HUNTERS®**  
HERE TO GET *you* THERE



## **Hutcliffe Wood Road, Beauchief, Sheffield, S8 0EZ**

Hunters Woodseats are delighted to market this three bedroom detached bungalow with no onward chain. The property which is available with no onward chain briefly comprises; entrance hall with loft hatch access to the sub roof void, open plan living room, fitted kitchen, three bedrooms and a shower room. Externally the property has a driveway to a detached single garage whilst there are gardens to both the front and rear.

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

The entrance hall has loft hatch access to the sub roof void and a decorative picture rail

#### **BEDROOM NO.1**

*4.14m (13' 7") x 3.63m (11' 11")*

The bedroom has a front facing bay window and a decorative picture rail



#### **LIVING ROOM**

*8.04m (26' 5") x 3.67m (12' 0")*

The living room is of dual aspect with a front facing bay and side window. There is a feature fire place with hearth and gas fire and decorative coving.



#### **KITCHEN**

*3.69m (12' 1") x 3.23m (10' 7")*

The kitchen comprises a 1.5 bowl stainless steel sink unit with mixer tap set into an 'L' shaped worktop with cupboards and drawers below together with space plumbing and drainage for an automatic washing machine along with an integrated oven and an electric hob. There is a range of matching wall cupboards incorporating an electric extractor hood. There is a wall mounted gas fired boiler. The walls are part ceramic tiled.



#### **BEDROOM**

*3.58m (11' 9") x 2.11m (6' 11")*

The third bedroom has a side facing window and built in wardrobes to one wall.



#### **SHOWER ROOM**

The shower room has a cubicle with mains shower, pedestal wash hand basin and a push button low flush w.c. The walls are part ceramic tiled.



### **BEDROOM NO.2**

3.38m (11' 1") x 2.96m (9' 9")

The second bedroom has a wood effect floor, built in wardrobes and French doors.



### **OUTSIDE**

Externally the property has a garden to the front with a driveway to the side leading to a detached single garage. To the rear is a decked seating area, mature shrubs and gravelled garden along with a green house. There is an outside tap.



### **GARAGE**

4.77m (15' 8") x 2.38m (7' 10")

The garage has an up and over door, power and light. To the rear of the garage is a courtesy door to the rear garden.

### **GENERAL REMARKS**

### **TENURE**

The property is Freehold.

### **RATING ASSESSMENT**

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

### **CENTRAL HEATING AND DOUBLE GLAZING**

The property has the benefit of gas central heating with panel radiators throughout while the windows throughout are aluminium framed sealed double glazed units.

### **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.**

### **OPENING HOURS**

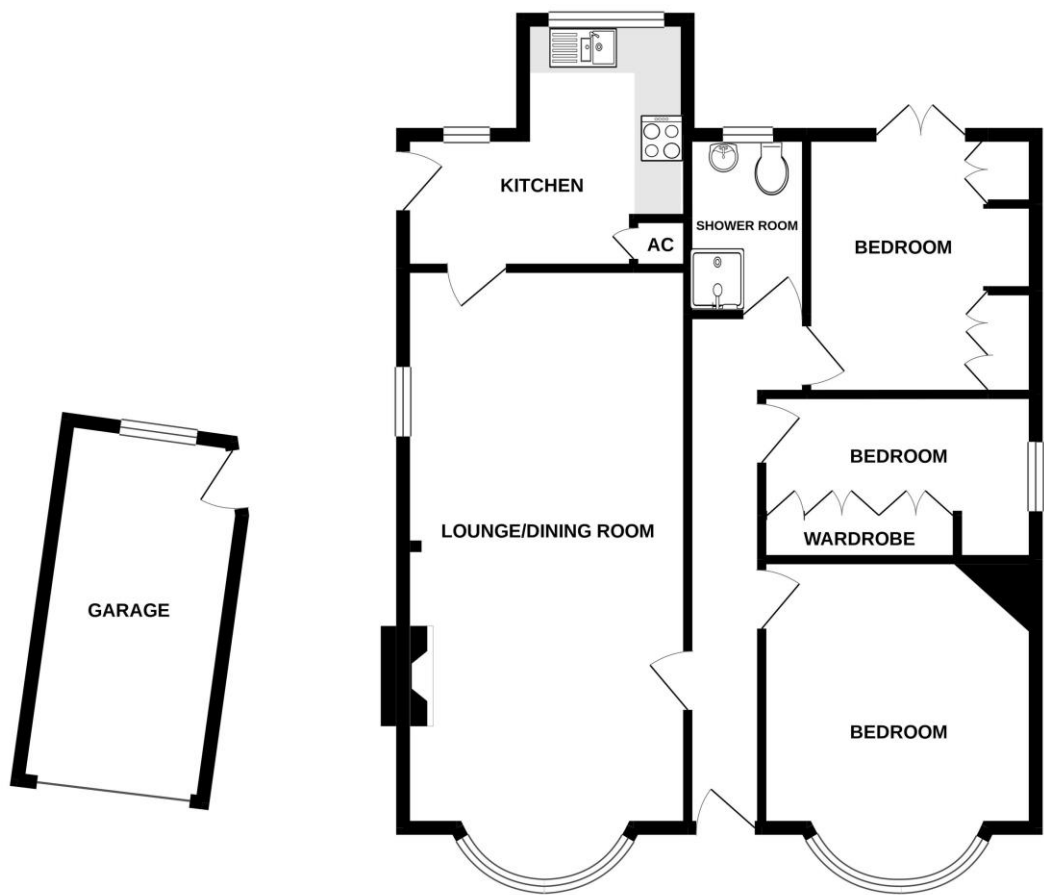
Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 13.00

### **THINKING OF SELLING?**

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.

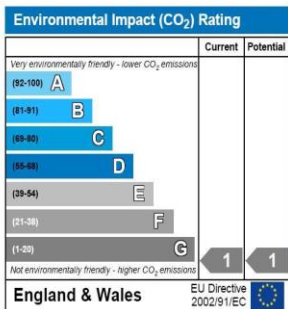
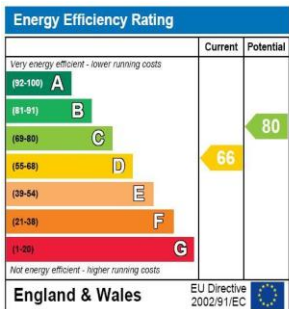
GROUND FLOOR



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 904sq.ft. (84.0 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.  
Made with Metropix ©2020



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 764 Chesterfield Road, Woodseats, Sheffield, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com

VAT Reg. No 936 2923 07 | Registered No: 06612172 England and Wales | Registered Office: 208 Crookes, Sheffield, S10 1TG  
A Hunters Franchise owned and operated under licence by S G Property Agents Ltd

DISCLAIMER

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.

