







55 Hunter Hill Road

Hunters Bar • Sheffield • S11 8UD

Asking Price £325,000

Stunning 3-bedroom mid terrace property in trendy Sharrow Vale, stones throw from Ecclesall Road and Endcliffe Park. Stylish interior including reclaimed parquet flooring, reused science lab worktops, exposed brick feature walls and period style fireplaces. Viewing is essential to fully appreciate. The ground floor features a cosy bay fronted lounge presented in warm tones with a focal remote controlled authentic gas stove within a wooden surround. The hub of the home overlooks the rear garden creating a superb open plan dining kitchen featuring Ekol wood burning stove, creating a flexible living space complemented by reclaimed parquet flooring. The kitchen is fitted with a range of gloss white units, topped with rustic science lab worktops, exposed brick wall and industrial lighting. Integrated appliances include hide & slide oven, induction hob, fridge, freezer, washing machine and slimline dishwasher. The first floor comprises a generously proportioned double bedroom incorporating spacious walk-in closet and feature fireplace. A smaller bedroom / office at the rear is fitted with built in storage housing the Ideal combination boiler. A traditional bathroom suite includes roll top bath with overhead rainfall shower, vanity handwash basin, traditional radiator finished with hexagonal tiled floor equipped with underfloor heating. Stairs rise to create a dual aspect, spacious double bedroom on the second floor, offering a superb versatile living space. Externally a communal passage leads to a private, attractive, enclosed rear garden designed with a striking monochrome stone patio and raised decking, providing a perfect outdoor space in which to relax or entertain complemented by raised beds filled with colourful planting. Hunter Hill Road is an extremely popular road, well-placed for local shops, restaurants, cafes and amenities on Ecclesall Road and Sharrow Vale Road, local schools, Endcliffe Park and the Botanical Gardens, further recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Bay Fronted Mid Terraced House In Hunters Bar
- Stunning Interior, Stylishly Presented
- 3 Bedrooms
- Bathroom with Underfloor Heating
- Retaining Period Features

- Combination Boiler & Partial Double Glazing
- Walking Distance of Ecclesall Road & Sharrow Vale
- Attractive South Facing Garden
- Council Tax Band B, EPC Rating TBC
- Leasehold 800 years 29/09/1909 £10pa



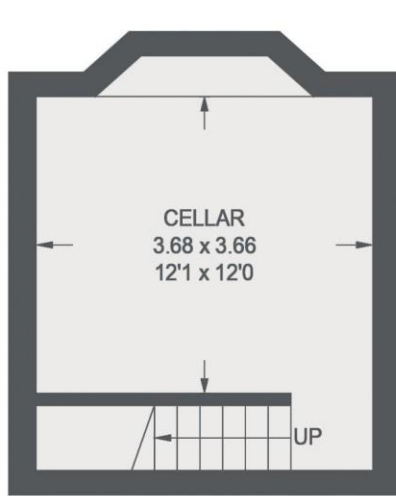


55 HUNTER HILL ROAD

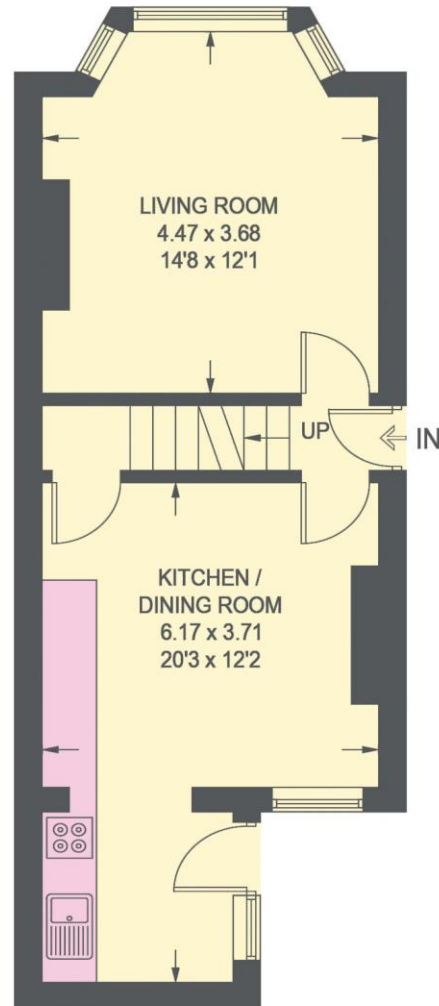
APPROXIMATE GROSS INTERNAL AREA = 105.5 SQ M / 1135 SQ FT

CELLAR = 17.0 SQ M / 183 SQ FT

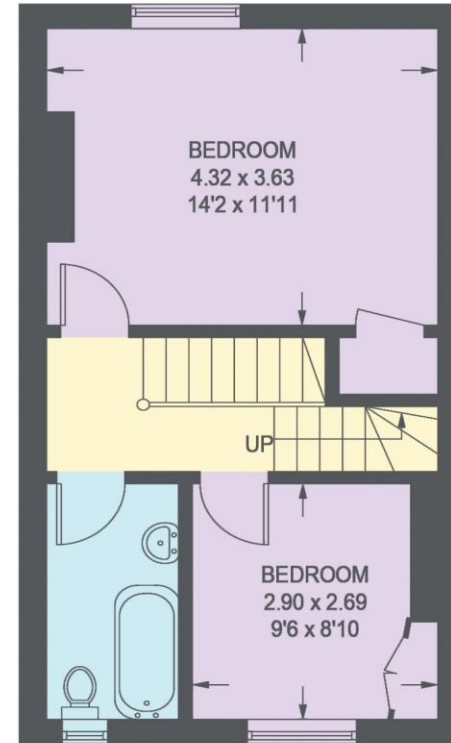
TOTAL = 122.5 SQ M / 1318 SQ FT



CELLAR
17.0 SQ M / 183 SQ FT

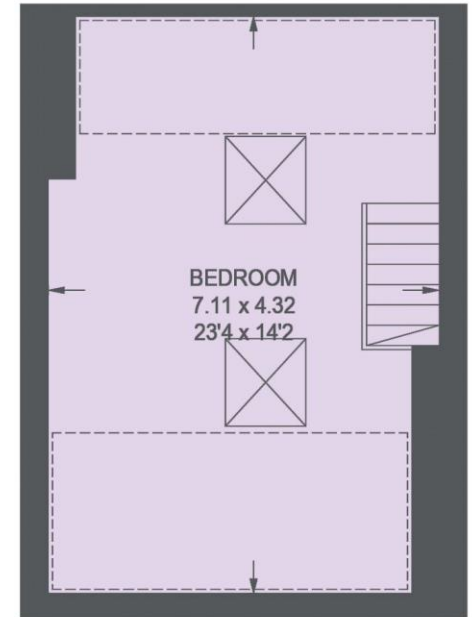


GROUND FLOOR
38.5 SQ M / 414 SQ FT



FIRST FLOOR
36.5 SQ M / 393 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



SECOND FLOOR
30.5 SQ M / 328 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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