

462 Fulwood Road, Fulwood, Sheffield, S10 3GH  
£349,950

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**462 Fulwood Road, Fulwood, Sheffield, S10 3GH**

**£349,950**

**Council Tax Band: C**

A superb Grade II listed two bedroom stone built terraced cottage in Fulwood. The property dates back to the mid 18th century and retains many charming and characterful features including a stone roof, sash windows and open beams to the ceilings. With modern and stylish kitchen and bathroom fittings, gas central heating and two parking spaces to the rear, the property stands in lovely cottage style gardens and is tastefully decorated throughout. Perfect for first time buyers or professionals, the accommodation briefly comprises; Living room with stable door to the front and a modern dining kitchen with wall and base units and integrated appliances. A staircase rises to the first floor where there is a landing area, two spacious bedrooms and a stylish shower room. Outside, there is a lovely garden to the front with flagged patio, lawn, shrubs, bushes, hedging, vegetable garden area and shed. To the rear there is vehicular access to a rear double pebbled driveway. The cottage is well-placed for excellent local shops and amenities in Nether Green, Fulwood and Ranmoor, highly regarded local schools, recreational facilities and access to the city centre, hospitals, universities, Mayfield Valley and the Peak District. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Available to the market with NO CHAIN INVOLVED. Freehold tenure, council tax band C.

### **Living Room**

A wooden stable entrance door leads to the bright and spacious living room, which has a front facing single glazed sash window, chimney breast with recess, oak beam to the ceiling, oak flooring and a stylish tall radiator. The room leads to the dining kitchen.

### **Dining Kitchen**

Another spacious reception room, the dining kitchen has modern fitted wall and base units with oak effect worksurfaces incorporating a ceramic sink and drainer unit and induction hob with extractor above. There are integrated appliances including an eye level electric oven and washing machine, and there is space for a fridge freezer beneath the staircase. With an oak beam to the ceiling, travertine stone flooring, a radiator, two rear facing single glazed windows and a rear facing stable door to the outside. A staircase rises to the first floor accommodation.

### **First Floor Landing Area**

The staircase ascends from the dining kitchen and leads to the first floor landing area, where there is a wooden bannister rail, oak flooring and doors lead to all rooms on this floor.

### **Master Bedroom**

A bright, double sized master bedroom which has a front facing single glazed sash window overlooking the garden, oak flooring and a stylish tall radiator.

### **Bedroom Two**

The second bedroom is a spacious single room which has two rear facing upvc double glazed windows, oak flooring, a fitted storage cupboard and a stylish tall radiator.

### **Shower Room**

Having a modern suite comprising of a shower enclosure, vanity wash basin and low flush wc. With tiled flooring, a stylish tall radiator and an oak beam to the ceiling.

### **Outside**

To the front of the property there is a long lawned south facing garden with surrounding borders, plants, shrubs and a further secluded garden area perfect for vegetables/fruit growing which also includes a shed. To the rear of the property there is vehicular access to a double drive which is pebbled and has space for two cars with immediate access to the property.

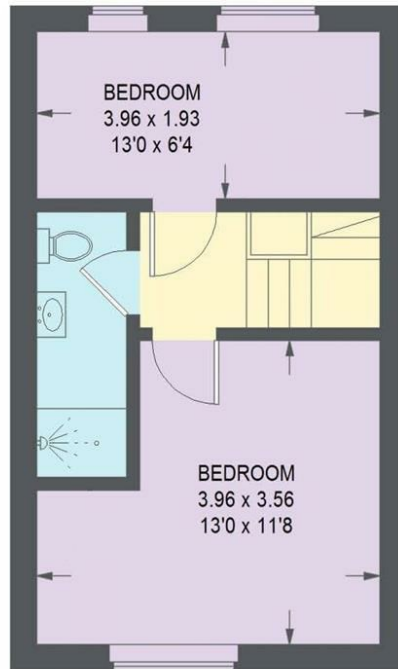


## 462 FULWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA  
58.2 SQ M / 626 SQ FT



**GROUND FLOOR**  
29.6 SQ M / 318 SQ FT



**FIRST FLOOR**  
28.6 SQ M / 308 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC