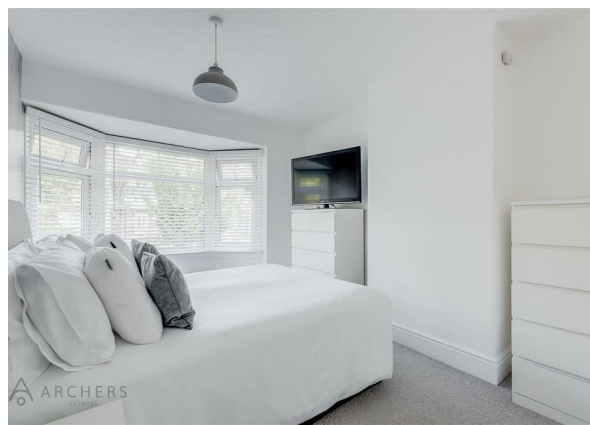


35 Rydalhurst Avenue, Wadsley, Sheffield, S6 4BG
£265,000

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35 Rydalhurst Avenue, Wadsley, Sheffield, S6 4BG

£265,000

Council Tax Band: B

A stunning three bedroom semi-detached home which is located on this popular road in the heart of Wadsley! Perfect for families, the property enjoys a sizeable garden to the rear and is modern and stylish throughout. Located close to shops, amenities and popular local schools, the property is also well served by regular bus routes giving easy access to the Universities, Hospitals and the City Centre. Wadsley Common is also a short distance away, perfect for relaxing walks and views over Sheffield! With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, bay fronted lounge with a log burner and a bright, spacious dining kitchen with fitted units and immediate access to the rear patio. To the first floor there is a landing area, three bedrooms and a bathroom. Outside, there is a raised garden to the front and gated access to the side leads to the rear garden which enjoys a raised patio with far reaching views and a private lawned garden with trees/shrubs surrounding. A viewing is highly recommended, contact Archers Estates to book your visit today! Leasehold tenure, 711 years remaining, £3.26 ground rent per annum. Council tax band B.

Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads into the hallway, which has a side facing upvc double glazed window, vinyl flooring, a radiator and a staircase rises to the first floor accommodation. A further door leads to the lounge.

Bay Fronted Lounge

A good sized lounge which has a front facing upvc double glazed bay window, a radiator and a fireplace with a stylish log burner. There is ample room for furniture and a door leads to the dining kitchen.

Dining Kitchen

A bright, spacious and stylish dining kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, dishwasher and washing machine, and space for an American fridge freezer. There is laminate flooring, a radiator, two rear facing upvc double glazed windows, one of which is larger than average and enjoys fine views over the garden, and

ample space for a dining table and chairs. A rear facing upvc entrance door leads to the garden.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, wooden bannister rail and doors lead to all rooms on this level. There is also a loft hatch giving access to the roof space.

Bay Fronted Master Bedroom

A spacious and well presented master bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window which enjoys far reaching views, a radiator and a fitted storage cupboard.

Bedroom Three

The third bedroom is a single sized room which could also be used for an office/study, having a front facing upvc double glazed window, radiator and a cupboard housing the combi boiler.

Bathroom

Having a modern suite comprising of a corner bath with shower over, a pedestal wash basin and low flush wc. There is a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

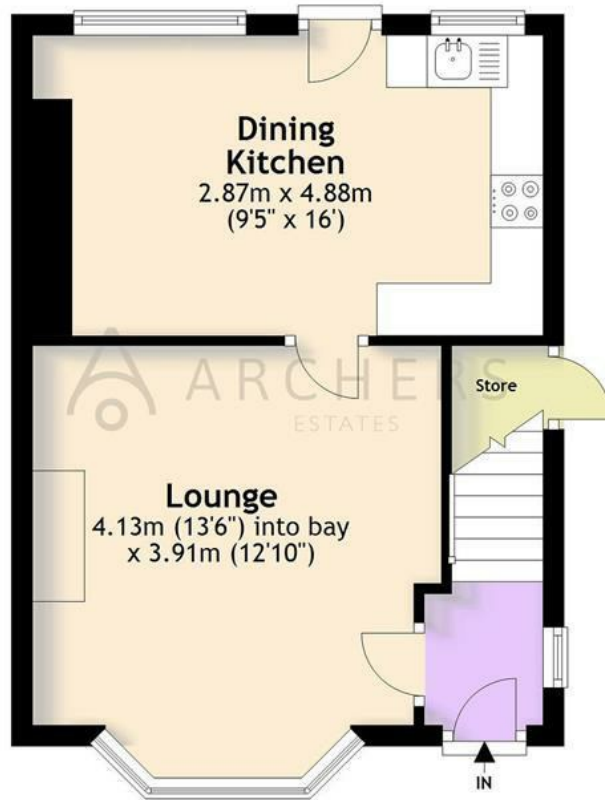
Outside

To the front of the property there is a gated entrance with a raised garden, hedging for privacy and steps descending to the entrance door. To the side of the property there is gated access to the rear, where there is a larger than average landscaped garden having a spacious patio area with fine views and steps descend to a large lawn which is made private by hedging and fencing surrounding.



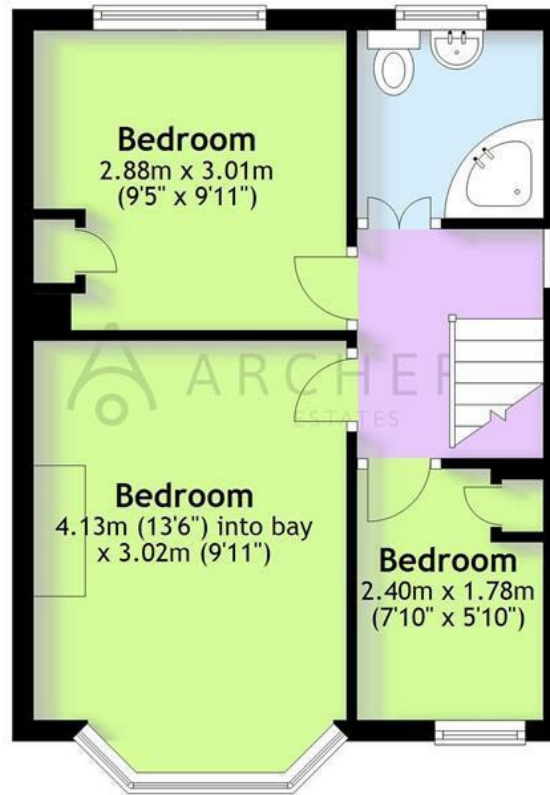
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	