

313 Fulwood Road, Broomhill, Sheffield, S10 3BJ
Offers In The Region Of £675,000

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Council Tax Band: E

A stunning and characterful four bedroom, two bathroom stone built victorian semi-detached home, which offers accommodation over four levels and boasts a double garage and garden room to the rear! Ideal for families, this is a rare opportunity to own one of only four semi-detached family homes on this section of Fulwood Road, and only the second time in 30 years that one of these has been marketed for sale. The property is situated metres away from the centre of Broomhill, with its wealth of shops, cafes and amenities. Bus routes giving easy access to the universities, hospitals and the city centre are on the doorstep and the property is also within the catchment area of excellent schools including highly sought after private schools. Having been lovingly maintained by the current vendors, the property enjoys both modern and traditional features, with high ceilings and sash windows throughout being highlights. With majority double glazing and gas central heating throughout, the property in brief comprises; Side entrance hallway with cloak area, spacious lounge, a sitting room and utility room. A staircase descends to the lower ground floor there is a hallway with separate wc, dining kitchen with access to the rear and a door leads to two large vaulted cellars. To the first floor there is a landing area, two double bedrooms, a single sized bedroom and a family bathroom. To the second floor there is a landing area, attic master bedroom and en-suite bathroom. Outside, there are gardens to the front and rear plus a recently installed garden room ideal for use as an office and a detached double garage leading to Ashgate Close. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Leasehold tenure, 800 year lease from 1856. Ground rent is £3.19 per annum. Council tax band E.

Side Entrance Hallway

Access to the property is gained through a side facing wooden door which leads to the entrance hallway. Wide and inviting, there is a staircase rising to the first floor landing which has an original wooden bannister rail and newel post, stylish parquet flooring, a cast iron radiator and useful walk in cloakroom area. A further staircase descends to the lower ground floor level.

Lounge

A stunning and larger than average room, having two front facing single glazed sash windows with original wooden shutters, solid oak flooring, two radiators and a feature original style fireplace with gas fire. There is ample space for seating furniture.

Sitting Room

Another bright and spacious reception room, having a rear facing single glazed sash window with plantation shutters enjoying far reaching views, hard wearing oak veneer flooring, a cast iron radiator and an original style feature fireplace. A serving hatch connects to the utility room.

Utility Room

Having fitted base units with a laminated work surface incorporating a circular stainless steel sink and original fitted wall units offering plenty of storage options. With space for a washing machine, a radiator, housing for the boiler, a side facing upvc double glazed window and carpeted flooring. A serving hatch connects to the sitting room.

Lower Ground Floor Hallway

A staircase with original bannister rail and newel post descends from the ground floor and leads to the lower ground floor hallway. Having a stone flagged floor, there is a radiator and useful fitted storage units under the staircase. Doors lead to all rooms on this level.

Dining Kitchen

A bright and spacious dining kitchen which has fitted solid wood wall and base units with a laminated work surface incorporating a composite sink and drainer unit and a five burner gas hob with extractor above. There is an integrated gas oven and space for appliances including a fridge, freezer and dishwasher. With a radiator, ample space for a dining table and chairs, stone flooring, a rear facing single glazed window and a rear facing wooden door leading to the outside.

Cellars

Comprising of two good sized rooms, the cellars are perfect for storage and have power and lighting, One of the rooms extends under the front garden and has a vaulted ceiling - ripe for conversion to a wine cellar or it could be used for a variety of purposes.

Separate WC

A useful addition to the property having a low flush wc, pedestal wash basin and a radiator.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has an original wooden bannister rail and is a bright and spacious area having a side facing single glazed sash window bringing in much light, a radiator and built in storage. A further staircase ascends to the second floor accommodation.

Bedroom Two

A spacious double bedroom having a front facing secondary glazed sash window, a radiator and laminate flooring.

Bedroom Three

Another double sized bedroom which has a rear facing double

glazed sash window enjoying far reaching views, laminate flooring, a radiator, fitted wardrobes and a walk in storage area.

Bedroom Four

A single sized room which has a front facing secondary glazed sash window, a radiator and laminate flooring.

Family Bathroom

A spacious bathroom having a suite comprising of a panelled corner bath with shower over, a pedestal wash basin, low flush wc and a bidet. There is a radiator and a side facing double glazed window.

Second Floor Landing

A staircase ascends from the first floor landing area and leads to the second floor landing, which has a fitted skylight and a door leads directly to the bedroom.

Attic Master Bedroom

A larger than average double sized room which takes full advantage of the attic space. Having two rear facing velux windows, a side facing double glazed window with plantation shutters, a radiator, fitted wardrobes and solid wood flooring. Doors lead to the occasional room and the en-suite bathroom.

Occasional Room

Ideal for storage or as a small office space, having a rear facing velux window and a radiator.

En-Suite Bathroom

Having a suite comprising of a panelled bath, a shower enclosure, a pedestal wash basin and a low flush wc. With a radiator, solid wood flooring and a rear facing velux window.

Outside

To the front of the property, a gated entrance leads to the garden area which has a lawn with borders and shrubs/trees. A path leads to the side of the property where the entrance door is. Steps descend to the rear garden which is a good sized space having a hardstanding seating area, a lawn with surrounding fencing, borders and summer fruit bushes/trees. There is immediate access to the garden room and the detached garage. A gate leads to Ashgate Close.

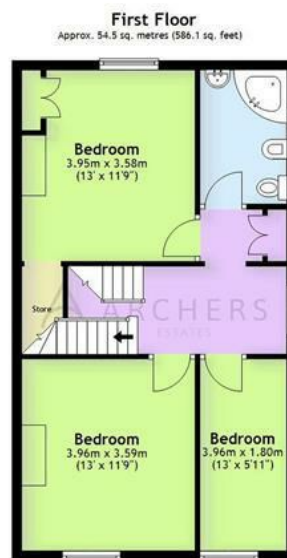
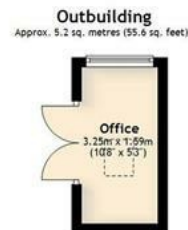
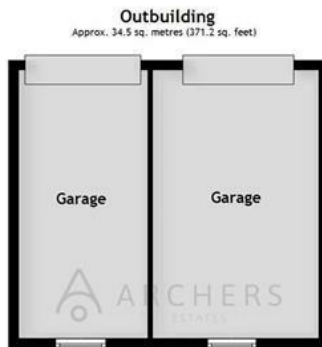
Garden Room

A fantastic addition to the property, this recently installed garden room has a green roof and offers additional space ideal for use as an office, gym or a variety of purposes. Having composite double glazed french doors, laminate flooring with underfloor heating, a side facing upvc double glazed window and velux to the roof. With a wired internet connection.

Detached Double Garage

A spacious detached garage which has two individual areas. Accessed via electric roller doors, the garage is ideal for storage and has ample space for two cars. With power and lighting.





Total area: approx. 261.2 sq. metres (2811.5 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	