

# Crucible Homes



Halifax Road  
Sheffield, S35 8PB

**Guide Price**  
**£450,000**

## Overview

Four Good Sized Bedrooms

Bi Fold Doors

Two Shower Rooms

Family Bathroom

Enclosed Rear Garden

Utility Room



## Description

SUMMARY Selling with NO CHAIN is this FOUR bedroom detached family home that stands proud and has exceptional views over to Wentworth from the first floor. This property offers space, along with a modern and traditional twist, this is a property that must be viewed to appreciate what is on offer.

This property is ideally placed close to Hillsborough and Chapletown along with good links to the motorway network, making any commuter's journey a lot easier.

The accommodation layout to the ground floor is spacious with a welcoming hallway having stairs to the first floor. Lounge with log burner and bay window allowing an abundance of light, open plan kitchen/diner which has bi-folding doors opening onto the landscaped enclosed garden, this room also having an additional reception area with log burner. Furthermore a large utility room housing ample storage, stainless steel sink and plumbing for an automatic washing machine, with entrance door again taking you out to the enclosed





THESE FLOOR PLANS ARE APPROXIMATE. THE TOTAL FLOOR AREA IS APPROXIMATE. THESE FLOOR PLANS DO NOT REPRESENT THE EXACT DIMENSIONS OF THE PROPERTY. THE DIMENSIONS OF THE PROPERTY ARE GIVEN IN THE ADVERTISEMENT. THE DIMENSIONS OF THE PROPERTY ARE GIVEN IN THE ADVERTISEMENT. THE DIMENSIONS OF THE PROPERTY ARE GIVEN IN THE ADVERTISEMENT. THE DIMENSIONS OF THE PROPERTY ARE GIVEN IN THE ADVERTISEMENT.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</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	

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maintained garden. Further benefits on the ground floor is an occasional room which is currently used as an office, additional shower room with WC and wash hand basin, fully tiled walls and chrome towel rail.

To the first floor there are four good sized bedrooms, master having superb views over to the village of Wentworth, family bathroom with bath and shower over, and a further fully tiled shower room.

This property is great for any growing families with teenage children or for anyone that loves gardening and appreciates open views.

Call Crucible Homes to arrange a viewing to avoid disappointment.

