

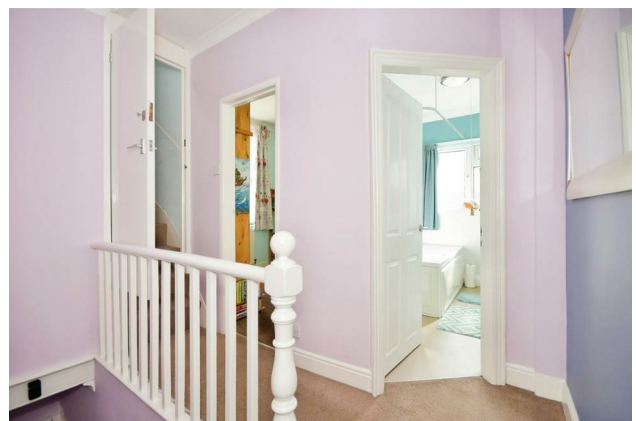
# HUNTERS®

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**1 Wayland Road, Sheffield, S11 8YD**

**Offers In The Region Of £290,000**

**Property Images**





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## Property Images



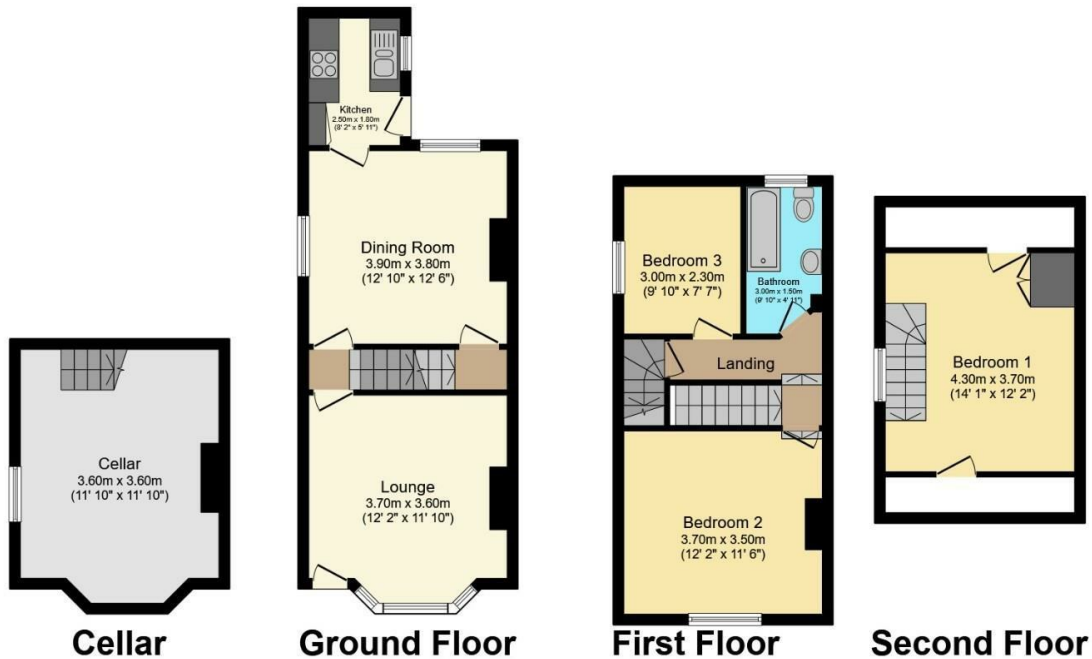
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## Property Images







Total floor area 106.4 m<sup>2</sup> (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(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		

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Summary

Hunters are excited to bring to market this attractive three bedroom end of terrace with views towards Ecclesall Road and Fulwood. Standing in an elevated position ensuring privacy to the front and some lovely views, the property also enjoys residents permit parking to the front and a southerly facing rear garden.

Stones steps lead to the front door and open into a lovely bay windowed sitting room, there is a separate dining room to the rear with dual aspect windows, which lead onto an off shot kitchen. To the First Floor is a double bedroom to the front, further bedroom and a family bathroom. To the second floor is a large double bedroom with side window on the gable wall. Outside: to the front is a courtyard garden and to the rear is a private garden with a circular patio and planting beds.

A great location, within a short walk of the excellent amenities at Sharrow Vale and Ecclesall Road with speciality shops, boutiques and first class restaurants and also within easy access of reputable Schools, the universities and hospitals, Endcliffe Park and botanical gardens.

## Features

- Three bedroom end of Terrace
- Off shot Kitchen
- Elevated position
- Enclosed rear garden with southerly facing aspect
- Perfect for the professional couple or Young family
- Cosmopolitan Sharrow Vale on the doorstep
- Excellent local schools
- In the centre of popular Hunters Bar