

## Evelyn Road, , Sheffield, S10 5FF

- Stone Fronted Mid-Terraced
- 3 Bathrooms
- Kitchen diner
- Cellar access from the passageway
- Convenient location
- 3 Bedrooms
- Entrance Porch
- Two cellar rooms converted
- Enclosed rear garden with decking
- n the catchment area for highly regarded Public and Private schools

**Guide Price £300,000**



# Evelyn Road, , Sheffield, S10 5FF

## DESCRIPTION

Guide Price £300,000 - £315,000

Hunters of hunters bar are excited to offer to Market this immaculately presented 3 bedroom 3 bathroom stone fronted terraced home in Crookes. The property offers generous and flexible living accommodation over 4 levels. The property benefits from excellent views, an elevated reception room to the front, kitchen diner to the rear with entrance porch and two converted occasional rooms to the cellar, one with a bathroom, an ensuite bathroom to the attic bedroom and rear garden with decking.

The accommodation comprises: Entrance porch into the Kitchen diner with a range of base and wall units and breakfast bar with access into the converted cellars. There is a bathroom suite in the rear cellar and to the front cellar is as an occasional room which could be used as additional storage, gym etc. Living room to the front with an elevated position.

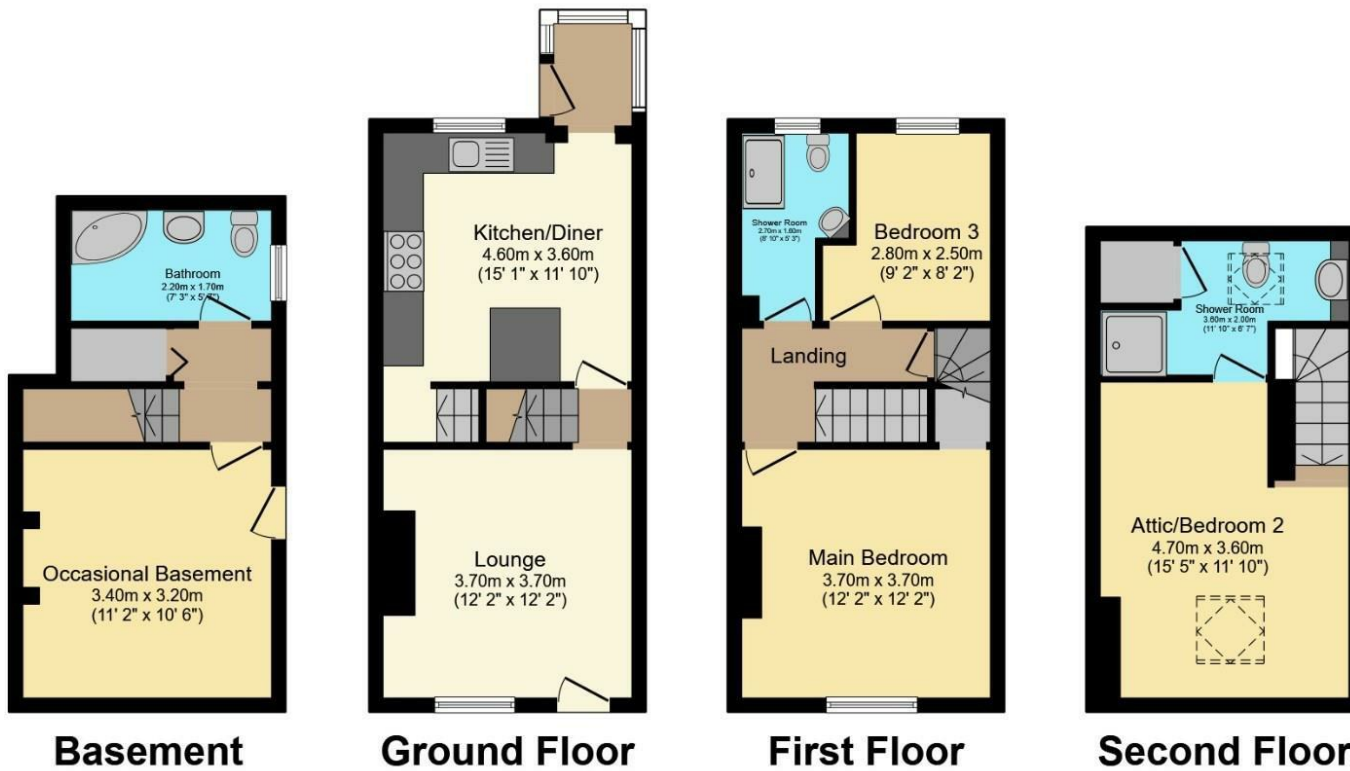
Two bedrooms to the first floor with the rear bedroom currently used as a dressing room. There is also the bathroom with walk-in shower. Further staircase to the second floor with bedroom and ensuite to the rear.

The front of the house has steps to the front door and to the rear is an enclosed garden with decking and shed.

Evelyn Road is ideally placed for access to an excellent range of shops, bars, cafes, pubs and restaurants in Crookes, Crosspool and Broomhill, great transport links to the city centre and is in catchment for highly regarded Public and Private schools as well as been close to the hospitals and universities.







Total floor area 114.2 m<sup>2</sup> (1,229 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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### Viewings

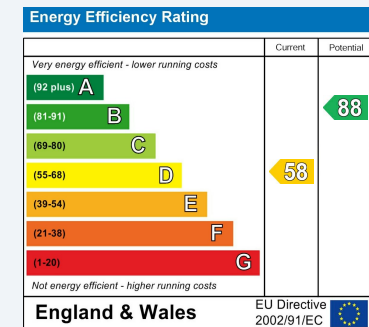
Please contact [sheffield@hunters.com](mailto:sheffield@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

