

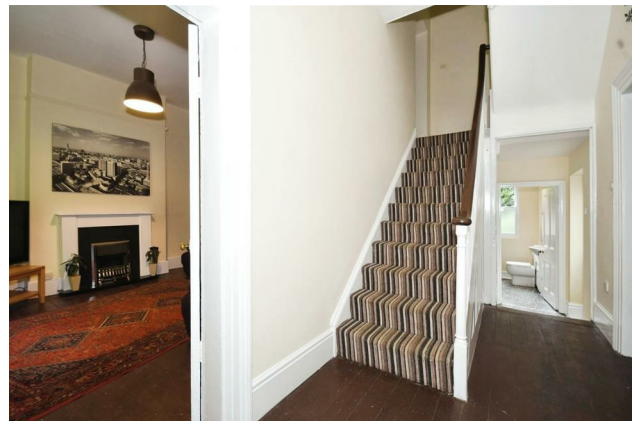
# HUNTERS®

HERE TO GET *you* THERE

8 Hanover Square, Sheffield, S3 7UA

Guide Price £380,000

Property Images

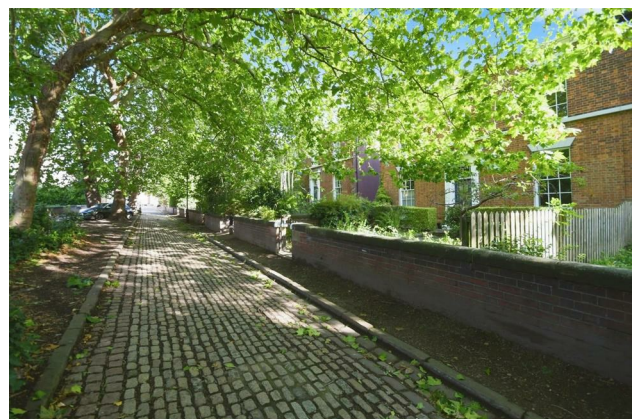




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## Property Images





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## Property Images





Total floor area 196.7 m<sup>2</sup> (2,117 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Guide Price £380,000 to £400,000

Hunters are delighted to bring to market a unique opportunity to acquire this well presented double fronted, four bedroom Georgian house which fronts onto a picturesque tree lined cobbled square and is nestled within the popular residential area of Broomhall. Enjoying the local amenities of Ecclesall Road, nearby super tram links and ideally positioned for city centre, both universities and hospital access. The accommodation retains many original features, offers gas central heating and substantially proportioned rooms which boasts high ceilings. In brief the property consists of an entrance hallway, two reception rooms, rear kitchen, downstairs shower room, four double bedrooms, family bathroom, a double cellar and gardens to the front and an enclosed rear garden with patio.

## Features

- No Chain
- Double Front Georgian semi-detached property
- Picturesque tree lined cobbled square
- Many original features with sash windows to the front
- Large hallway with two reception rooms
- 4 Double bedrooms and two bathrooms
- Enclosed rear garden with patio
- Convenient location for town both universities and hospitals.
- Newly decorated throughout
- Potential to convert the cellar subject to necessary consents