

HUNTERS®

HERE TO GET *you* THERE

23 Westbrook Bank, Sheffield, S11 8YJ

Asking Price £370,000

Property Images



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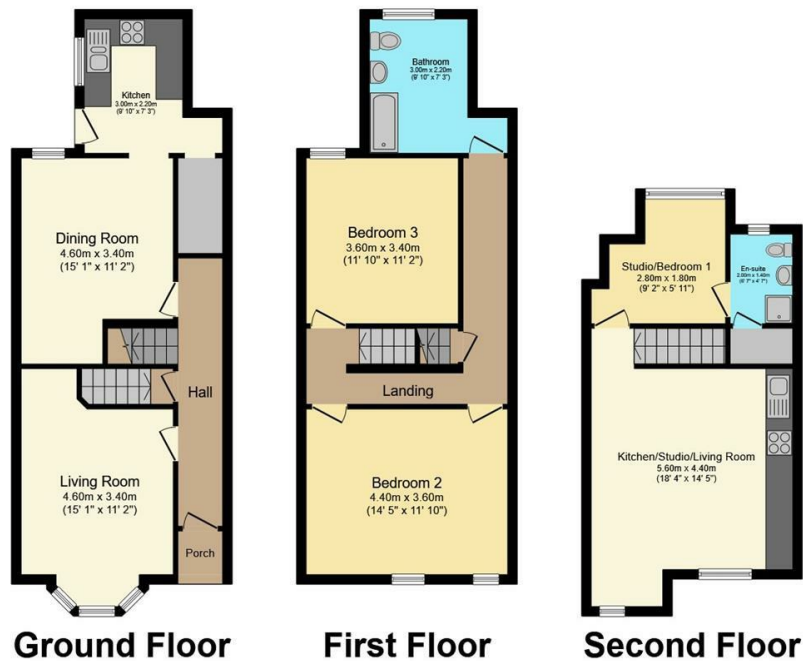


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Total floor area 135.8 m² (1,462 sq.ft.) approx

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		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Reception: 2 Tenure: Leasehold

Summary

Hunters are delighted to offer to the market this well proportioned, three double bedroom, mid terraced house with the benefit of a self contained studio on the top floor but could be easily altered to make 2 bedrooms and is located in the ever-popular location of Porter Brook. The property has to be viewed to appreciate the style and standard of accommodation over the three floors. Well situated on this desirable street, close to local amenities found on Sharrow Vale road, Ecclesall Road and hunters Bar, close to road and public transport links and within a short distance to Sheffield's town centre, major universities and hospitals. Offering well proportioned accommodation over three floors and with the added benefit of a double height off-shot and a pleasant enclosed rear garden, the property is sure to generate interest from a wide variety of prospective purchasers.

In brief the accommodation comprises: Entrance hallway, bay front living room, dining room, off shot kitchen, two first floor double bedrooms, fitted bathroom and top floor apartment with bedroom, kitchenette and bathroom suitable for a teenager, relative or to rent out for extra income or could be easily split into two bedrooms. Externally there is steps to the front door and a pleasant enclosed rear garden with patio area. We would strongly recommend an early viewing to avoid disappointment.

Located just off Sharrow Vale Road, this property is within walking distance to Sheffield Hallam's Collegiate Campus with regular buses into the City Centre and the many shops, restaurants and bars of Sharrow Vale Road and Ecclesall Road on your doorstep.

Features

- No Chain
- 3 Bedroom, two bathroom.
- Top floor apartment with own kitchen and bathroom but could be two bedrooms
- Entrance Hallway
- Lounge with bay window to the front
- Double height off shot
- Well presented throughout
- Sought after and vibrant Sharrow Vale location
- Well regarded local schools
- Useful cellar for extra storage