

# HUNTERS®

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**30 Elwood Road, Sheffield, S17 4RH**

**Asking Price £400,000**

**Property Images**



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## Property Images





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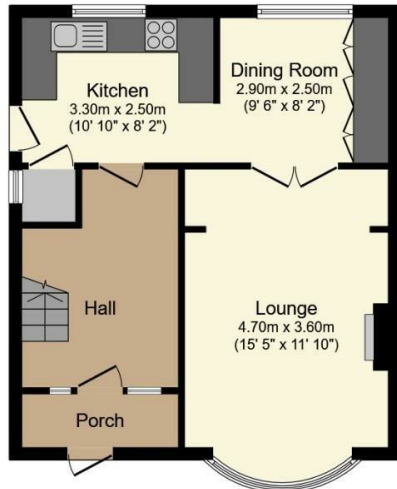
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## Property Images



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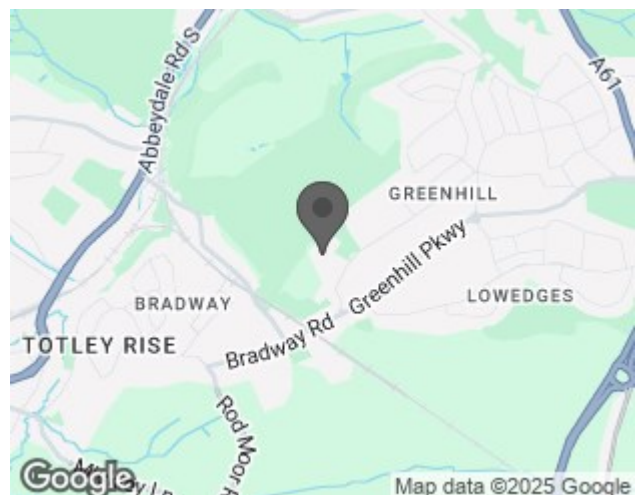
Total floor area 115.4 m<sup>2</sup> (1,242 sq.ft.) approx

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(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		

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Situated on a sought-after road in Bradway is this deceptively spacious Four bedroom extended semi-detached home. Ideal for a family or couple, the property offers superbly presented accommodation across two floors, alongside fabulous gardens front and rear.

The ground floor layout has a well designed generous kitchen diner overlooking the rear garden and a bay windowed lounge to the front. The ground floor is completed with a hallway, storage and an entrance porch.

Stairs lead to the first floor where there are two double bedrooms and two single bedrooms and a large family bathroom with a white suite,

The mature garden provides the perfect setting for a growing family, or those who are keen gardeners. A generous patio, detached garage, and Pergola complemented by some mature planting and green borders. You also have side access and a block paved driveway providing ample parking to the front of this desirable home.

Elwood Road is a quiet cul-de-sac located in Bradway. You're within walking distance of local shops/amenities, including popular pubs & restaurants. There are several schools within easy reach, for all ages. The area is serviced by excellent transport links, including key bus routes.

## Features

- No Chain • 4 bedroom semi-detached • Well presented throughout • Superb front and back gardens • Kitchen diner • Potential to extend • Separate garage • Driveway for several cars • Cul-De-Sac Location within this sought after area • Short distance to the Peak District National Park