

HUNTERS®

HERE TO GET *you* THERE

98 Wayland Road, Sheffield, S11 8YE

Asking Price £400,000

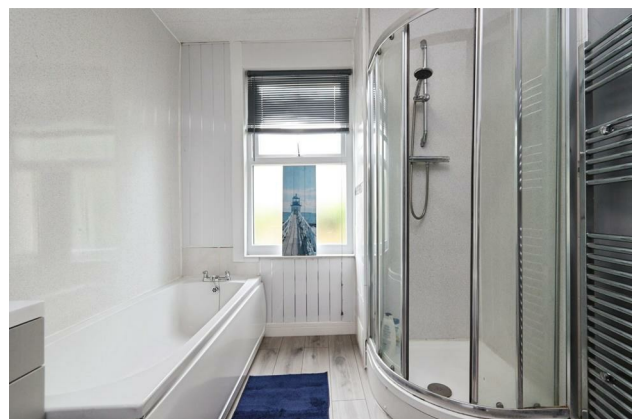
Property Images



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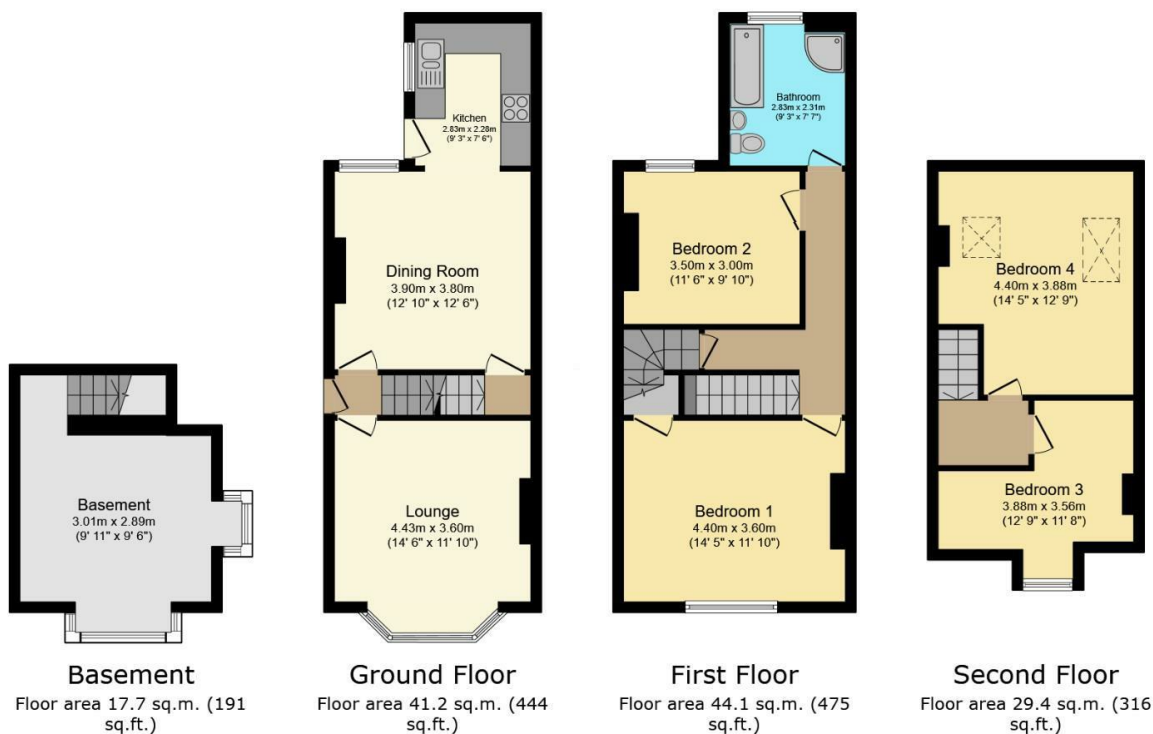


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Total floor area: 132.4 sq.m. (1,425 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(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: 1 Reception: 1 Tenure: Leasehold

Summary

Hunters of Hunters Bar are delighted to offer to the open market with the advantage of no onward chain, this excellent four double bedroom mid-terraced home, positioned within the highly sought after area of Sharrow Vale. Beautifully presented throughout, further work has been completed to the cellar which has been tanked and is currently used as a cinema room.

The accommodation on the ground floor includes a bay windowed living room which has a feature fireplace; a dining room to the rear aspect that has access to the tanked cellar. The off-shot kitchen has a well-designed range of fitted units and built in appliances and has access to the larger than average rear garden which is ideal for a family. The first floor has a master bedroom towards the front aspect with the second double bedroom with a rear aspect view. The family bathroom has a white suite with vanity unit and separate shower cubicle. The landing area stairs lead to two further double bedrooms with the front having the benefit of a dormer window bringing in light and the rear have two Velux windows giving lots of natural light.

Wayland Road is situated just off Psalter Lane. A popular location for families and professionals alike being close to the outstanding Hunters Bar school, excellent nurseries, the Universities, Hospital, and just over 1 mile from Sheffield City Centre.

The parks of Endcliffe Park and the Botanical Gardens can also be found within a ten-minute walk and Variety of shops/amenities found at both Sharrow Vale and on Ecclesall Road which includes some fantastic independent, bars, shops and restaurants.

Features

- No onward chain
- Four double bedroom mid-terraced property
- Cellar has been tanked and used as an occasional cinema room
- Kitchen diner on the rear
- Larger than average rear garden
- Modern family bathroom with corner shower
- Close to local amenities
- Council tax band B