



Rydalhurst Avenue Wadsley Sheffield S6 4BG  
Guide Price £300,000



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Situated in this popular residential area of Wadsley on the attractive tree-lined road is this three bedroom bay fronted semi detached property which enjoys a good sized garden and benefits from a rear extension, a larger than average detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a new composite door into the entrance hall with access into the lounge. The lounge has a front bay window allowing natural light, coving to ceiling and ceiling rose, while the focal point is the multi-fuel stove. A door then opens into the dining room with two windows, coving to the ceiling, ceiling rose, attractive flooring and a large multi-fuel stove. There is an under stair storage cupboard with fitted shelving and lighting. A large opening then leads into the extended kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the Belfast sink with mixer tap. There is housing for an oven with stainless steel splashback and extractor above along with space for a fridge freezer and the wall mounted gas boiler. There is a large Velux window as well as a side and rear facing windows making this a bright and airy space. From the dining room, double doors open into an extended entrance porch with a Velux window and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal has a bay window, coving to ceiling and space for furniture. Double bedroom two is to the rear aspect enjoying the garden views. Bedroom three is to the front and has access into the loft space providing excellent storage. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- DINING ROOM & KITCHEN
- STYLISH BATHROOM
- GOOD SIZED REAR GARDEN
- LARGER THAN AVERAGE GARAGE WITH PARKING
- EFFECTIVELY EXTENDED & WELL PRESENTED ACCOMMODATION
- SOUGHT-AFTER-LOCATION
- EASY ACCESS TO SHEFFIELD & OPEN COUNTRYSIDE
- CLOSE TO THE AMENITIES IN HILLSBOROUGH, SCHOOLS & TRANSPORT LINKS







## OUTSIDE

To the front of the property that is a privet hedge and lawned garden. A shared driveway leads to an area for parking in front of the detached garage. The garage is larger than average and has an up and over door, lighting and electricity points. A gate gives access to the good sized rear garden which is fully enclosed and has a brick built BBQ area, steps lead to wooden decking, a lawn garden and further patio area.

## LOCATION

Situated in this extremely popular location with good local transport links close-by including the Supertram link. Hillsborough shopping centre is approximately one mile which boasts all amenities including butchers, bakers, greengrocers, beauty salons, public houses, takeaways and restaurants. Hillsborough Leisure Centre, library and park in close proximity. Easy access to Sheffield City Centre, open countryside and motorway links. Good local schools.

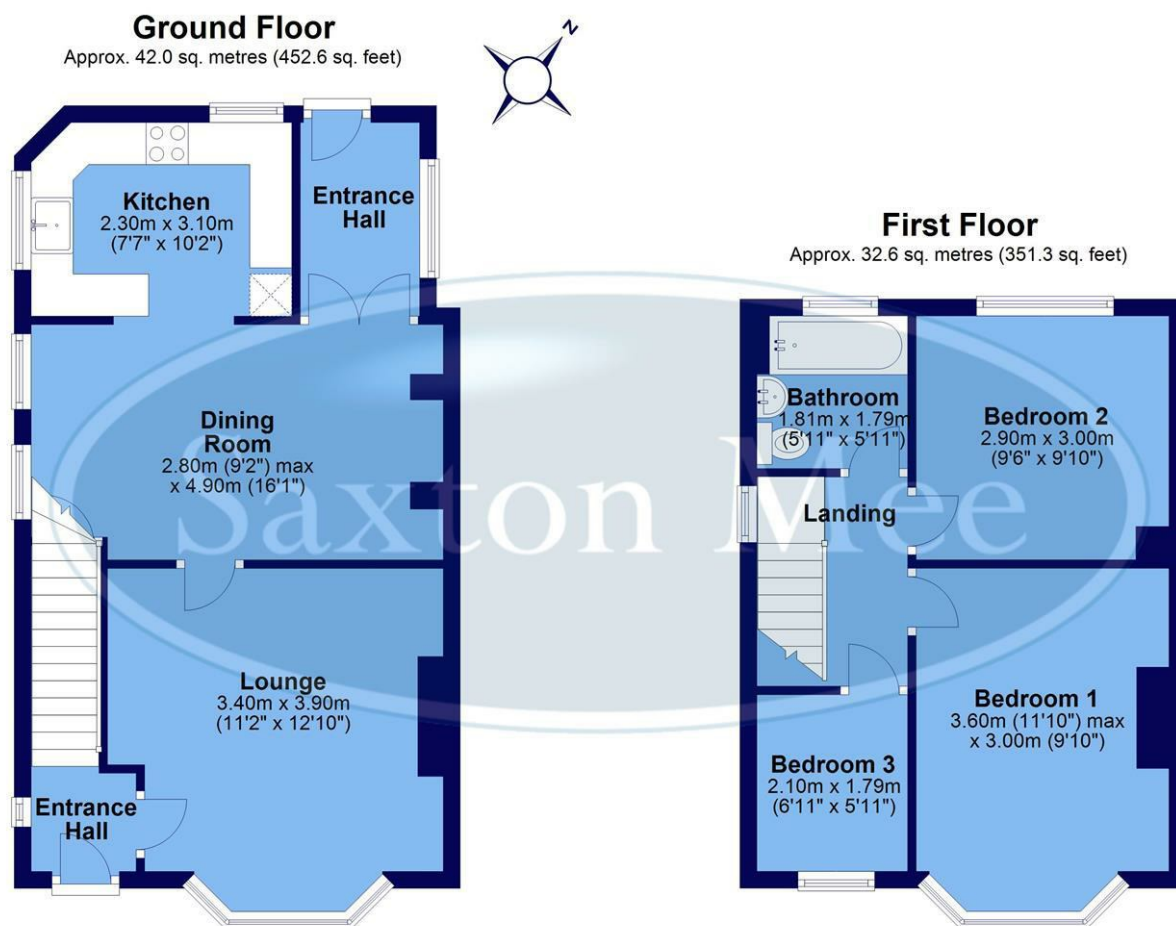
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 74.7 sq. metres (803.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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