



7, Hillcote Mews, Sheffield, S10 3PU

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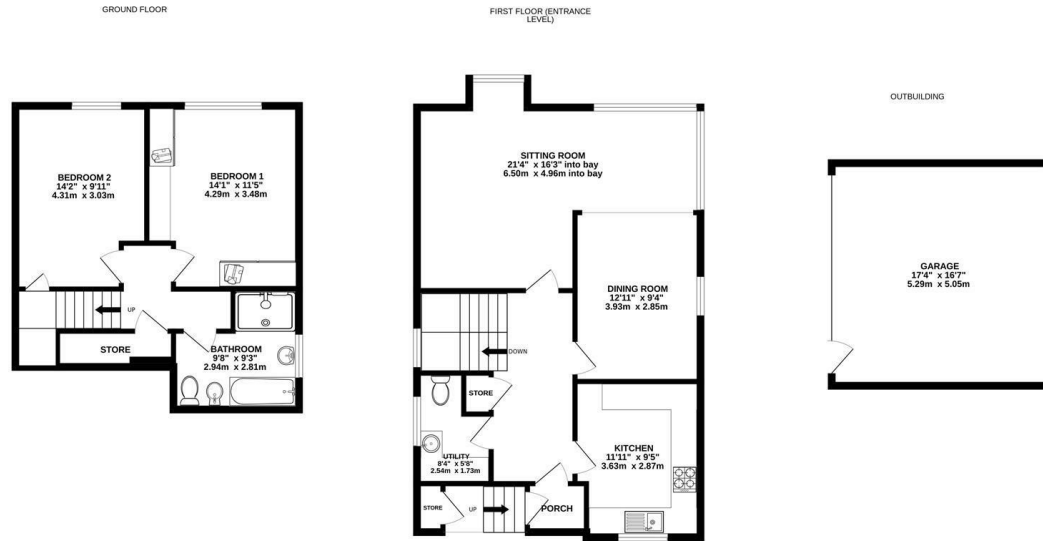
Description

Tucked away at the end of this short and well regarded cul de sac, on a corner plot that may well offer the next owner the opportunity to develop the site further (subject to the necessary consents). A link detached property that offers a range of versatile, 'upside down' accommodation to include two double bedrooms and a bathroom on the lower level and two interlinking reception rooms, a kitchen and a utility room at entrance level. Externally there is a low maintenance garden to the rear that catches the majority of the days sunshine and a double garage that provides versatility in the way it could be used and the potential to be extended (subject to regs). There is also a block paved driveway that provides off road parking for at least two cars, gas central heating and uPVC double glazed windows. This top part of Fulwood/Ranmoor is on the edge of Sandygate and Crosspool, beyond which there is beautiful surrounding countryside to enjoy in your down time. The challenging Hallamshire Golf Course can be found across the road and regular transport links run along the main road into the city past both Crosspool and Broomhill where you can find comprehensive amenities. This lovely home is Freehold and is available with no upward chain.

- Two double bedrooms, one with fitted wardrobes.
- Bathroom with a four piece suite and a separate shower enclosure.
- Storm porch with storage cupboard, entrance lobby opening to hallway with cloaks cupboard.
- Kitchen with a range of fitted wall and base units.
- Dining room opening to the dual aspect sitting room that includes a bay window.
- Utility room with plumbing and recesses for the usual appliances.
- Block paved driveway for at least two cars and a detached double garage.
- UPVC double glazing and gas central heating via a Vaillant boiler (deep airing cupboard found on the lower ground floor landing).
- No onward chain and a low maintenance rear garden.
- Freehold, Council Tax Band E and an excellent EPC rating of C71.



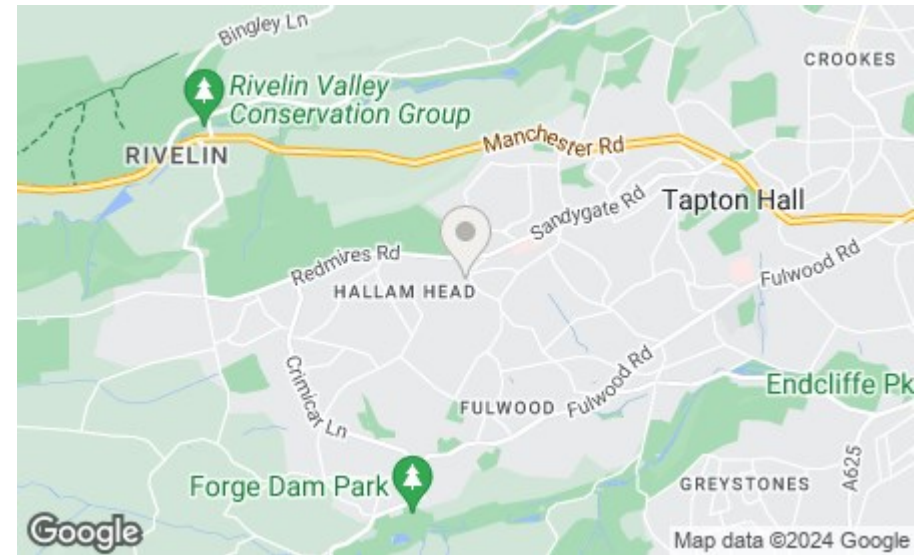




THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1163sq. ft. (108.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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