

35, Alms Hill Road, Sheffield, S11 9RR

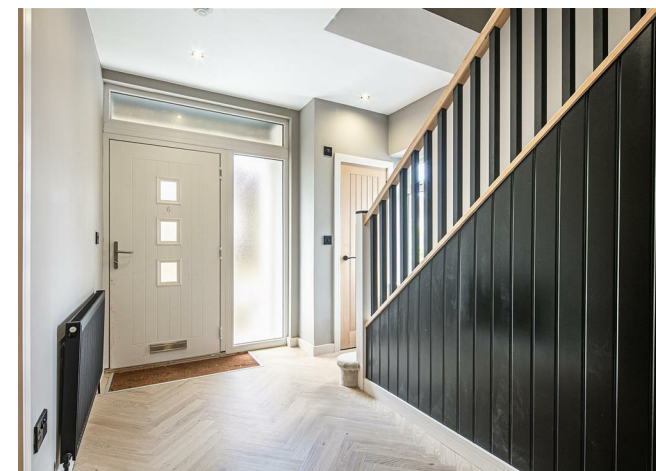
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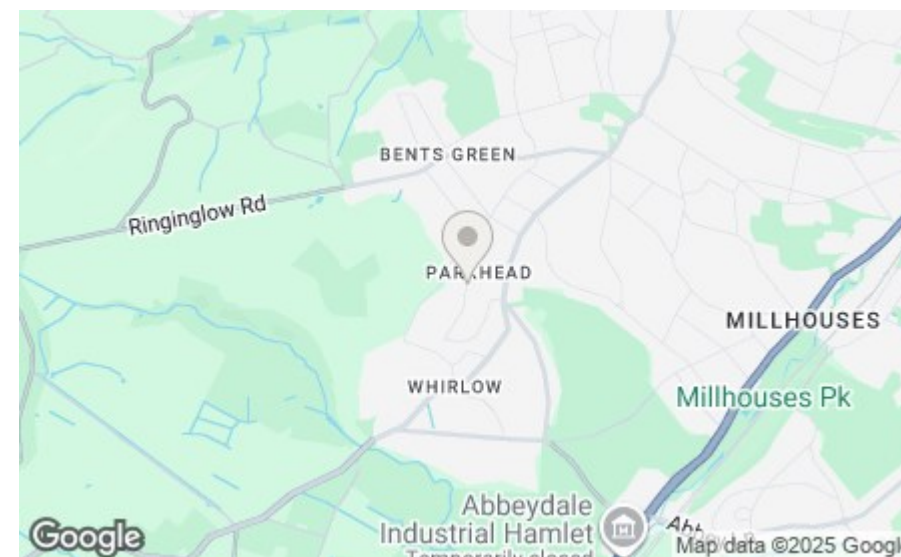
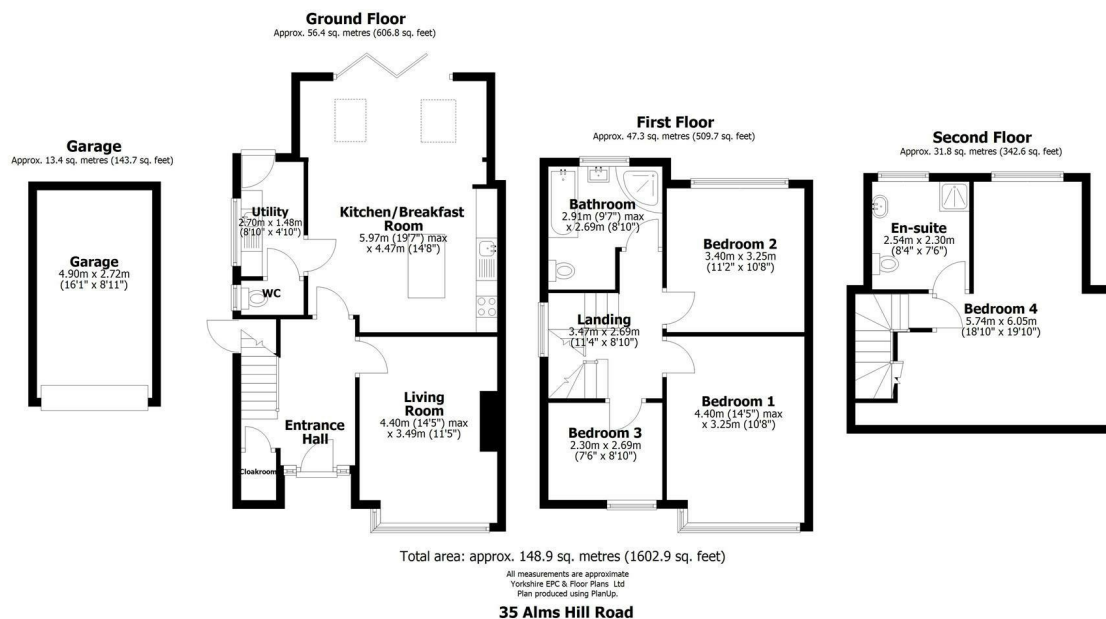
Description

An outstanding and much extended semi detached property that offers a generous amount of accommodation over three floors, complemented by a large and well presented garden to the rear. This delightful home has recently undergone a comprehensive scheme of modernisation which has included a single floor extension to the side and rear and a dormer loft conversion on the second floor to drastically improve the size and layout of this family home. The size of the property is complemented by the excellent plot that it is situated on, with a brand new deck, being located off the open plan kitchen, providing a great entertainment space and overlooking the mature, lawned garden that descends a gentle slope to the garden office that is situated at the foot of the plot. This property will be perfect for the family market, the four bedrooms are all of a good size and are complemented by two luxurious bathrooms, a stunning kitchen and a separate living room. There is also a wide and welcoming reception hall that has a built in cloakroom and a ground floor W.C is situated off the utility room, at the side of the kitchen. The driveway provides off road parking for at least two cars and the detached garage is the perfect place to store bikes, camping gear and gardening tools. The leasehold property has 227 years left on the lease at an annual ground rent of £10 and is available with no onward chain and requires zero renovation works making it perfect for those buyers who are looking for something that is entirely done with no fuss required.

- Four bedrooms including a fabulous principal suite with views across the valley, towards the water tower.
- Fabulous, open plan dining kitchen with LVT parquet, Quartz work surfaces and French windows opening onto the deck.
- Wide and welcoming reception hall with built in cloakroom.
- Living room with bay window.
- Utility room and separate, ground floor W.C.
- Two luxurious bathrooms including one ensuite to the principal bedroom.
- Off road parking for two cars and a detached garage.
- Amazing rear garden which includes a spacious entertainment deck and a long, lawned garden that descends to a garden office at the foot of the plot.
- Council Tax Band D, 227 years left on the lease at an annual ground rent of £10 and NO CHAIN.
- Gas central heating, UPVC double glazing and an EPC rating E which is due to be upgraded in due course.







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