

# 68a, Greenhill Main Road

## Sheffield, S8 7RF

### Description

A really well presented three bedroom semi detached property that benefits from an extended conservatory/garden room off the recently installed kitchen to make a quite superb open plan space for family life and entertaining. This splendid home has an immaculate finish, both on the inside and out and includes elegant herringbone flooring throughout the ground floor alongside modern fixtures and fittings in both the bathroom and kitchen. This stunning finish is mirrored in the garden where the south facing aspect provides plenty of sunshine on the rear of the house and a lovely place to unwind in the warmer months of the year. The location, on the edge of the pretty village of Greenhill is also an attractive feature of this home. Greenhill is a well regarded place to live with an excellent array of local amenities, the house itself is also conveniently placed for accessing the local primary school and Meadowhead Secondary. On the other side of the Meadowhead roundabout, St James's Retail Park provides more comprehensive facilities including a Marks and Spencers Food Court.

- Fabulous, open plan dining kitchen overlooking the south facing garden.
- Three bedrooms, one currently utilised as a home office.
- Sitting room with wood burning stove and bay window.
- Recently installed, Shaker style kitchen with timber work surfaces that extend to an island unit.
- Luxurious bathroom with elegant tiling framing the modern sanitary ware.
- Lovely, south facing rear garden with terrace and lawn, perfect for the summer months.
- Modern gas central heating and UPVC double glazing.
- Off road parking for two vehicles and a separate, shared driveway leading to the garden at the rear.
- Council Tax Band B and EPC rating D67.
- 800 year lease from 1933 at an annual ground rent of £21.







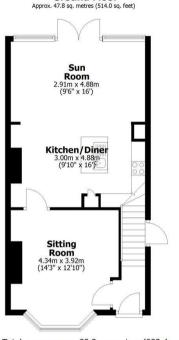




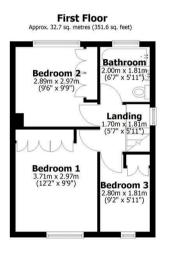




# Outbuilding Approx. 11.8 sq. metres (126.7 sq. feet) Outbuilding 4.95m x 2.38m (16'3" x 7'10")



**Ground Floor** 



Total area: approx. 92.2 sq. metres (992.4 sq. feet)

All measurements are approximate Yorkshire EPC & Floor Plans Ltd Plan produced using PlanUp.

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