

HUNTERS[®]

HERE TO GET *you* THERE



Hall View

Chapelton, S35 2TQ

Guide Price £140,000 - £150,000



- 3 BED MID TERRACE
- GOOD COMMUTER LOCATION
- LOW MAINTANACE GARDEN
- GENEROUS DIMENSIONS
- EPC TBC

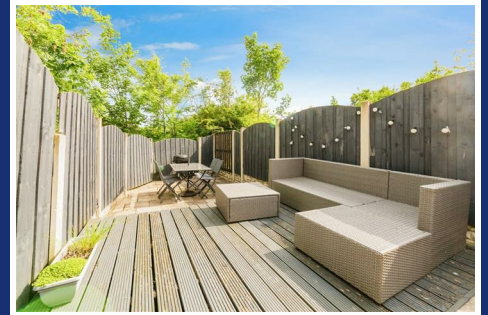
- STYLISH DECOR
- CLOSE TO AN ARRAY OF AMENITIES
- PLENTY OF POTENTIAL
- COUNCIL TAX BAND A

Tel: 0114 257 8999

Hall View

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GUIDE PRICE £140,000-£150,000. NO UPWARD CHAIN! STEP INSIDE THIS SPACIOUS AND STYLISH 3 BED MID TERRACE HOUSE LOCATED IN THE GREAT COMMUTER LOCATION OF CHAPELTOWN, situated within walking distance to an array of amenities and the local train station, minutes away from the M1, surrounded by reputable schools and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts generous dimensions, stylish decor, plenty of built in storage and a cellar, a low maintenance garden to rear and with no upward chain it is ready to move straight in! Briefly comprising living room, kitchen, front porch, cellar, good sized bedrooms and family bathroom. Must be seen to appreciate the size, the scope and the location....book now to avoid disappointment!

Entrance Porch

A handy addition to the property, this uPVC entrance porch, laminate flooring perfect for muddy paws or wellie, glazed uPVC door leading to the kitchen.

Living Room

13'1 x 12'6 (3.99m x 3.81m)

Through a oak door leads into a beautifully presented living space, hosting an electric fire with a characterful fire surround giving a great focal point to the room and cosy feel in the wintry months, comprising rear facing uPVC window, wall mounted radiator, aerial point, telephone point and uPVC door leading to the garden.

Kitchen

11'10 x 9'2 (3.61m x 2.79m)

A generously sized kitchen hosting an array of grey wall and base units providing plenty of storage space, contrasting white work surfaces, inset stainless steel sink and drainer with matching mixer tap, under counter spaces for washing machine a further space for fridge freezer, wall mounted radiator, chrome spot lights, uPVC window, door leading to the cellar, oak door leading in to living room.

Master Bedroom

12'2 x 10'3 (3.71m x 3.12m)

A light and airy master bedroom drenched in natural light through a large rear facing uPVC window overlooking the garden, further built in storage cupboard ideal walk in wardrobe, wall mounted radiator.

Bedroom 2

12'2 x 9'2 (3.71m x 2.79m)

A further good sized double bedroom, nursery or home office, comprising laminate flooring, wall mounted radiator and large rear facing velux window overlooking the gardens.

Bedroom 3

12'2 x 9'2 (3.71m x 2.79m)

A further good sized small double or large single bedroom, comprising uPVC window, wood effect

laminate flooring and wall mounted radiator.

Bathroom

11'2 x 8'10 (3.40m x 2.69m)

A luxurious, contemporary main bathroom, featuring a stylish free standing bath with chrome mixer tap, separate large glass walk in shower cubicle with plumbed in chrome drench shower with textured tiles, white gloss vanity unit white ceramic sink, low flush WC, wood effect laminate flooring, wall mounted radiator, chrome spot lights and frosted uPVC window.

Cellar

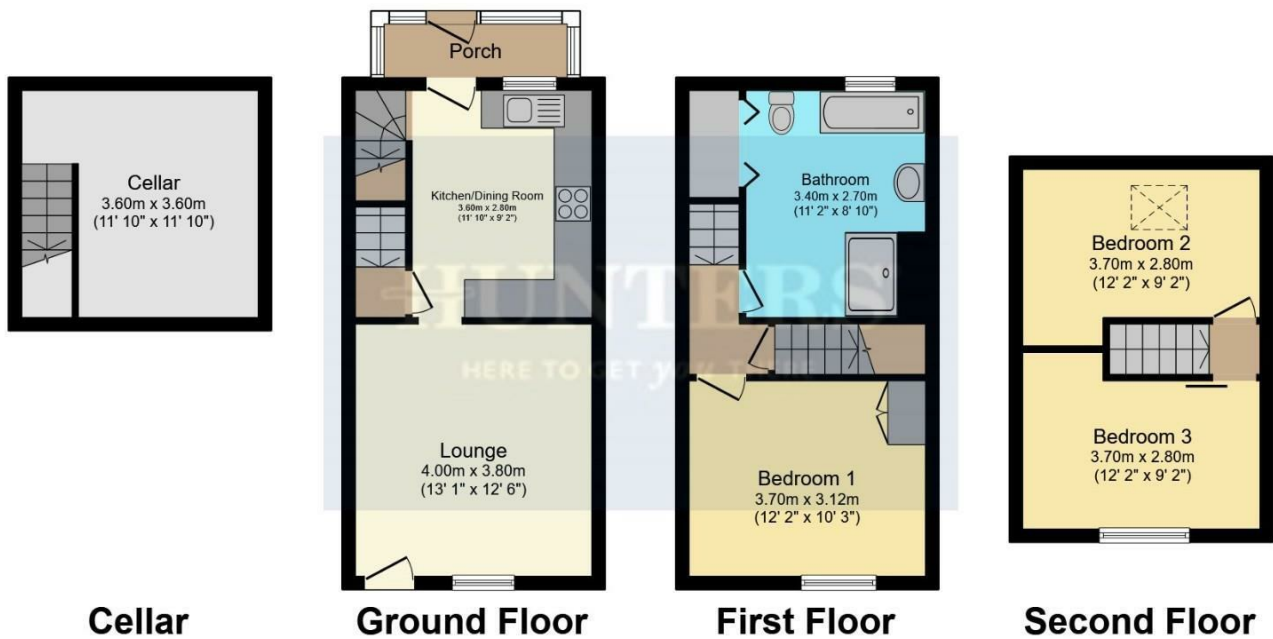
11'10 x 11'10 (3.61m x 3.61m)

Offering that extra storage we all crave.

Exterior

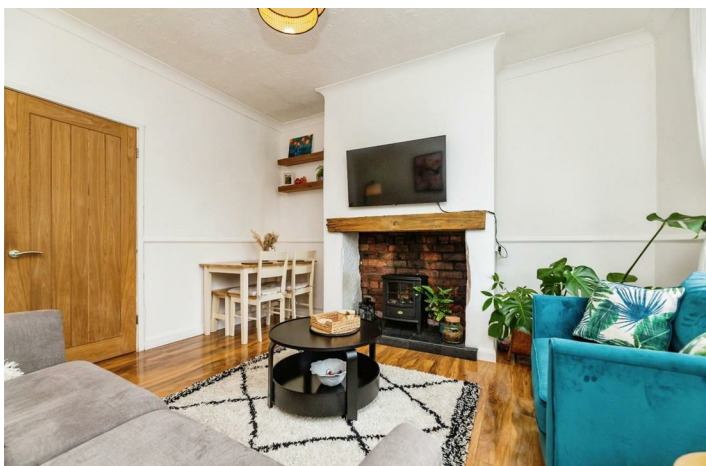
Space for 1 car to the front of the property, immediately to the rear of the property is a fully enclosed, low maintenance paved garden with decking area, the perfect spot to entertain in the summer months.

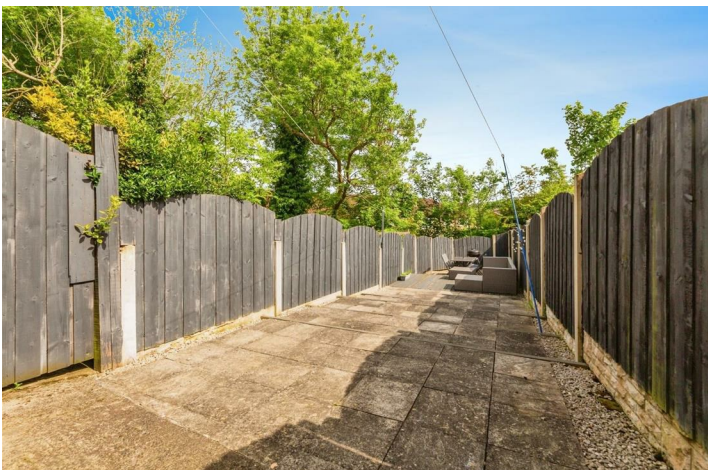
Floorplan



Total floor area 95.7 m² (1,031 sq.ft.) approx

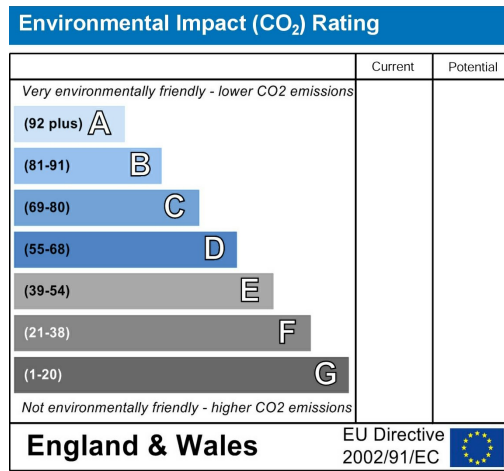
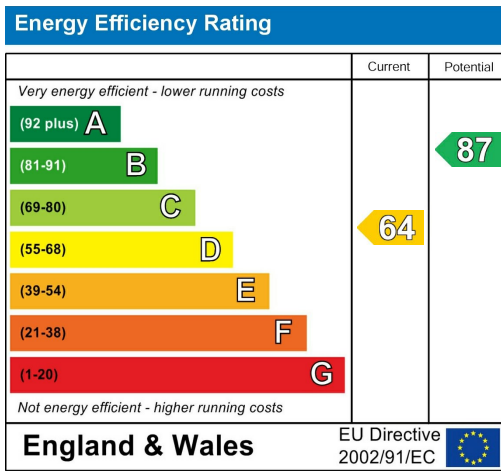
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Energy Efficiency Graph



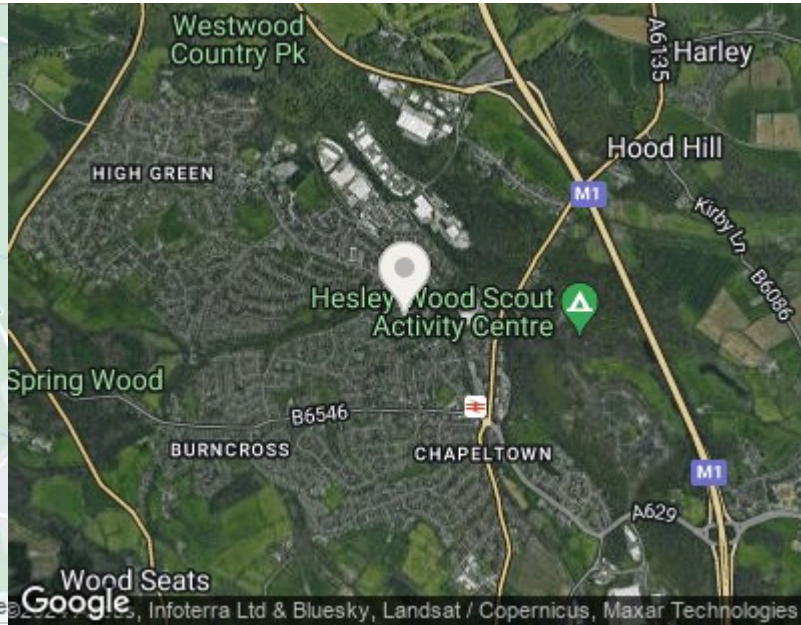
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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