



Reaper Crescent

High Green, Sheffield, S35 3FH

Guide Price £180,000 - £190,000



- 3 BED SEMI DETACHED
- LARGE CORNER PLOT
- EXTENDED KITCHEN/DINER/SUN ROOM
- SUN DRENCHED SOUTH EAST FACING GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- LOTS OF SCOPE FOR FURTHER EXTENSION
- OFF ROAD PARKING
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! THE POSSIBILITIES ARE ENDLESS! Step inside this sizeable, beautifully kept 3 bed semi detached property hosting a large corner plot and plenty of potential. Located on a popular estate, close to an array of amenities, surrounded by reputable schools, the local brook at the end of the road for a lovely evening stroll, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. This property offers generous dimensions and presents an exciting opportunity for those looking to create their dream home. With lots of potential for extension, this blank canvas allows you to put your stamp on it and tailor it to your preferences. Whether you're envisioning a cosy family home or a modern space for entertaining, the possibilities are endless. Briefly comprising entrance porch, living room, kitchen/diner/living, three good sized bedrooms and shower room. Don't miss out on the chance to transform this house into the perfect place to call home....book now to avoid disappointment!

ENTRANCE PORCH

Through a glazed uPVC door leads into this handy porch, the perfect spot for muddy wellies or paws, hosting uPVC window surrounds, wood effect flooring and wall light. A glazed oak door leads into the living room.

LIVING ROOM

A sumptuous, spacious living room, flooded in natural light through a large front facing bay window, hosting a charming white fireplace with marble surround and electric stove, giving a great focal point to the room and cosy feel in the wintry months, also comprising under stairs storage cupboard, wall mounted radiator, aerial point, telephone point and stairs rising to the first floor.

KITCHEN/DINER/SUN ROOM

A light and airy social space or great family hub, drenched in natural light through a large uPVC window and glazed uPVC french doors and sliding doors opening out on to the patio area. The kitchen area offers an array of cream wall and base units providing plenty of storage space, contrasting dark wood effect work surfaces, inset circular stainless steel sink and matching drainer with mixer tap, free standing gas cooker, space for a tall fridge freezer, under counter space and plumbing for a washing machine. This spacious room also offers a large under stairs storage cupboard that houses the Combi boiler, wall mounted radiator, wood effect flooring and aerial point.

LANDING

A roomy landing comprising loft hatch with fitted ladder which leads to a partial boarded loft, uPVC window and doors leading to all bedrooms and bathroom.

BEDROOM 1

A well presented master bedroom offering an array of fitted light grey, wood effect wardrobes and matching vanity unit offering that extra storage space we all crave, also comprising wall mounted radiator, telephone point and large front facing uPVC window drenching the room in natural light.

BEDROOM 2

A further good sized double bedroom comprising wood effect flooring, wall mounted radiator and rear facing uPVC window.

BEDROOM 3

A good sized single bedroom, nursery or home office comprising built in storage cupboard, wall mounted radiator and uPVC window.

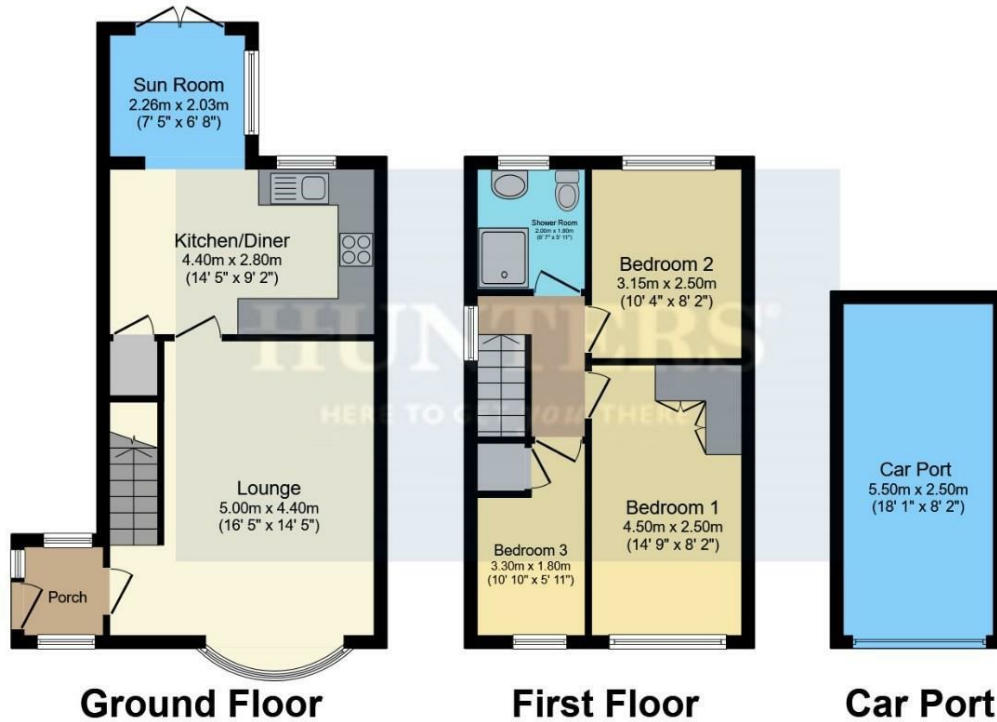
BATHROOM

Recently changed into a stylish wet room, comprising non slip flooring, fully tiled in natural tones, wall mounted electric shower, dark wood vanity unit with ceramic set sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

EXTERIOR

With wrap around gardens to three sides, the potential for further extension or re-configuration to create a large garden or further parking is simple. To the rear of the property is a sun drenched, fully enclosed, courtyard with a sizeable raised slabbed patio perfect for entertaining in the summer months, large gravelled area offering the perfect spot to showcase pots and colour, outside tap and outside security lighting. To the side of the property is a wide, low maintenance gravelled area, so many possibilities here to use this land for many purposes. The front of the property boasts well stocked raised flower beds providing plenty of colourful kerb appeal. Steps lead down to the side porch. A car port and blocked paved driveway provide off road parking for two cars currently. The car port could have a door put on it to create plenty of further secure storage if desired.

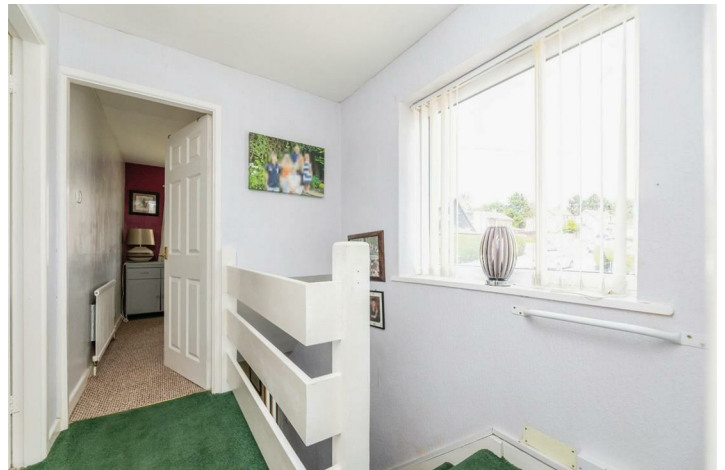
Floorplan



Total floor area 90.2 m² (971 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

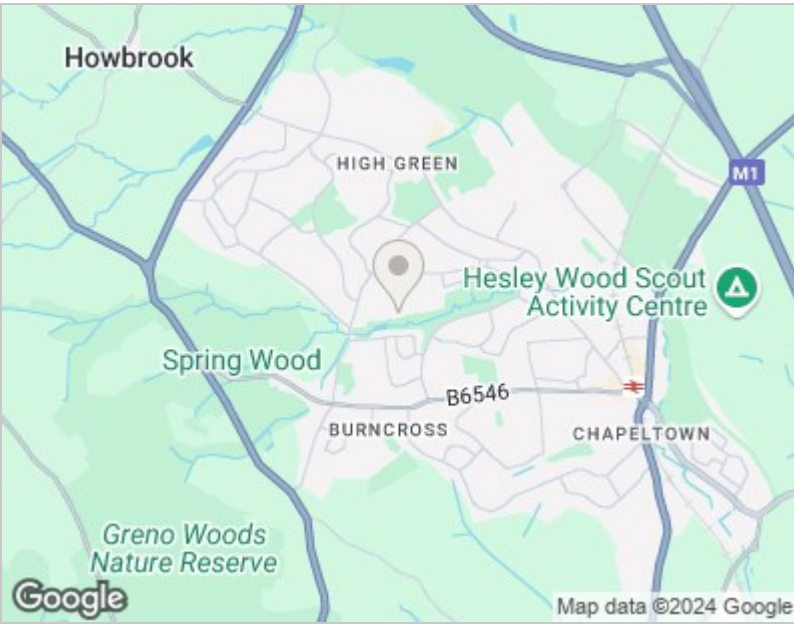
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
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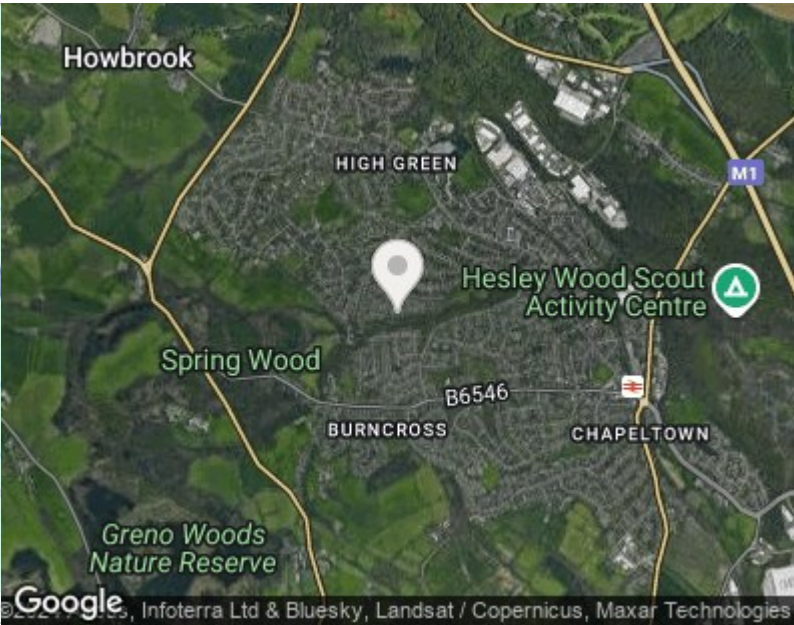
Viewing

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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