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White Lane

Chapeltown, Sheffield, S35 2YH

Guide Price £220,000 - £230,000



- SIZEABLE 3 BED TERRACE ON 4 FLOORS
- MODERN FIXTURES AND FITTINGS WITH CHARACTERFUL FEATURES
- GOOD DIMENSIONS THROUGHOUT
- SUN TRAP OF A GARDEN
- GOOD COMMUTER LOCATION AND CLOSE TO AMENITIES
- NO UPWARD CHAIN
- WOODLAND ON THE DOORSTEP
- CINEMA ROOM IN CONVERTED CELLAR
- OFF ROAD PARKING INCLUDING GARAGE
- COUNCIL TAX BAND B

Tel: 0114 257 8999

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GUIDE PRICE £220,000 - £230,000. NO UPWARD CHAIN! SEEING IS BELIEVING! Nestled on the leafy road of White Lane in Chapelton, Sheffield, this delightful 3 bed terraced house on White Lane offers a unique blend of modern living, characterful features and natural beauty. Spanning four floors, the property boasts two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The three spacious bedrooms provide a comfortable retreat, while the serene neutral bathroom adds a touch of luxury to your daily routine.

One of the standout features of this home is the converted cellar, which has been transformed into a cinema room, providing an ideal space for movie nights or family gatherings or a further space to use as you wish. The property is surrounded by picturesque woodland, providing a peaceful backdrop to the low maintenance garden, a tranquil place to enjoy in the evenings or summer months. In addition to its aesthetic appeal, this home also offers practical amenities, including off-road parking and a garage, ensuring convenience for all residents.

The property is located within walking distance of all the amenities Chapelton has to offer including the train station, surrounded by reputable schools, on the door step of woodland walks, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

Briefly comprising living room, open plan kitchen/diner, cinema room, two good sized bedrooms, spacious family bathroom and recently converted loft now offering a third double bedroom with ensuite bathroom.

With its stylish décor and thoughtful layout, this terrace is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the tranquillity of the surrounding landscape. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Book your viewing now to avoid disappointment!

LIVING ROOM

13'5" x 11'2" (4.09m x 3.40m)

Through a uPVC glass panelled door leads into an elegant living room, boasting a captivating black cast iron fire with decorative original tiling around and solid wood fireplace, giving a great focal point to the room and can be transformed back into an open flame gas fire if desired, a large double glazed bay window with window seat floods the room in natural light, also comprising picture rail, ceiling rose, wall mounted radiator, telephone point and aerial point.

DINING ROOM

13'11" x 9'6" (4.24m x 2.90m)

Offering a spacious and light dining area, opening out into the kitchen making this a great social space or family hub, comprising laminate flooring, wall mounted radiator, picture rail, uPVC window, aerial point, door leading to cinema room and opening out into the kitchen.

KITCHEN

11'0" x 6'11" (3.35m x 2.11m)

A stylish galley kitchen offering an array of cream gloss wall and base units offering ample storage space, contrasting dark work surfaces, integrated stainless steel double oven, stainless steel five ring gas hob with stainless steel extractor fan above, under counter space and plumbing for dishwasher and washing machine, space for American style fridge/freezer, inset stainless steel sink and drainer with matching mixer tap, housed combi boiler, modern subway splash back tiling, laminate flooring, inset spotlights, uPVC window and glass panelled uPVC stable door leading to the rear garden.

CINEMA ROOM

15'1" x 10'4" (4.60m x 3.15m)

A brilliantly converted cellar that has been equipped with everything you may need to host movie night. Used as a bedroom in the past this room now houses a wired in projector, roll down screen, sky aerial, air conditioning unit, water pump that takes any excess moisture out of the room if necessary, uPVC window, spot lighting, wall mounted radiator and door leading to an under stairs storage cupboard that also houses the plumbing for a dryer.

STAIRS/LANDING

Stairs rise to the first floor, to a roomy landing with built in white storage cupboards, wall mounted radiator and doors leading to all bedrooms and bathroom.

BEDROOM 2

13'1" x 12'11" (3.99m x 3.94m)

A sumptuous double bedroom, with a charming original cast iron fireplace, wall mounted radiator, uPVC window,

aerial point and door leading to a built in storage cupboard.

BEDROOM 3

10'7" x 8'7" (3.23m x 2.62m)

A further good sized double bedroom, comprising wall mounted radiator, aerial point and uPVC window.

BATHROOM

9'10" x 6'11" (3.00m x 2.11m)

A generously sized, serene family bathroom, fully tiled in natural tones boasting a whirlpool bath, separate glass shower cubicle with plumbed in shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, tiled flooring, inset spotlights, extractor fan and frosted double glazed uPVC window.

ATTIC BEDROOM

14'1" x 12'6" (4.29m x 3.81m)

An impressive double bedroom/master suite, comprising exposed beams, two Velux windows, inset spotlights, wall mounted radiator, aerial point and door leading to further eaves storage. A door leads into the ensuite bathroom.

ENSUITE BATHROOM

4'11" x 4'11" (1.50m x 1.50m)

A handy addition to this household comprising low flush WC, white glass vanity unit with inset sink, laminate flooring, extractor fan and spotlight.

EXTERIOR & GARAGE

17'4" x 14'9" (garage) (5.3 x 4.5 (garage))

To the rear of the property is a sizeable, low maintenance stone slabbed sun trap of a garden, great for entertaining in the summer months, also comprising a small neat lawned area, outside tap, outside sockets and flood lights. To the rear of the garden is a one a half sized garage, comprising up and over door, lighting, sockets, rear uPVC window and rear door directly to and from the garden. There is off road parking for one car in front of the garage and ample on street parking at the front if further space is required. The property is faced both front and back by woodland and you have direct access to go and explore at your leisure and take complete advantage of that extra outdoor space.

Floorplan



Total floor area 136.5 m² (1,469 sq.ft.) approx

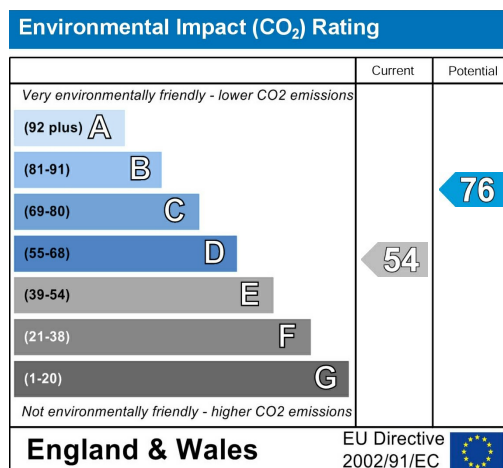
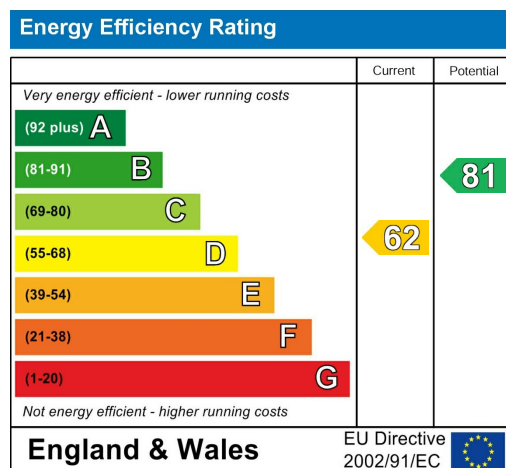
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







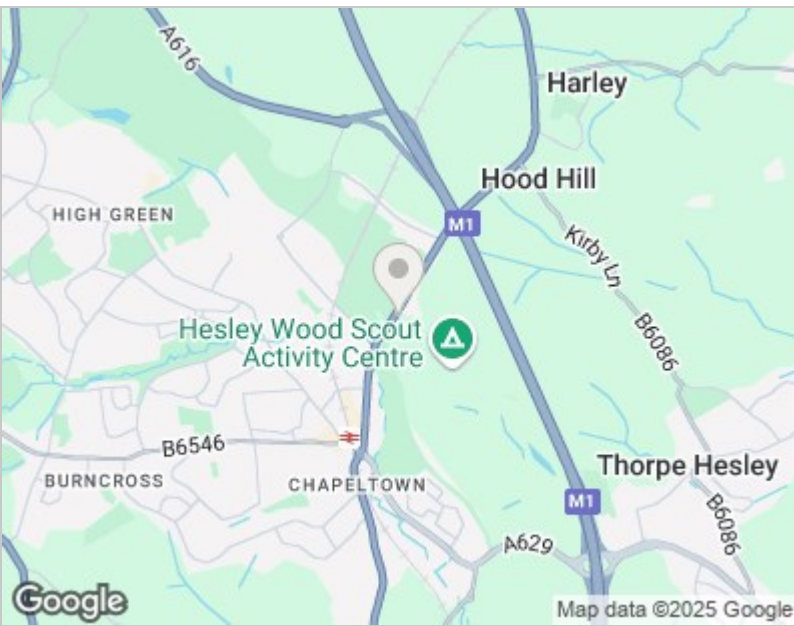
Energy Efficiency Graph



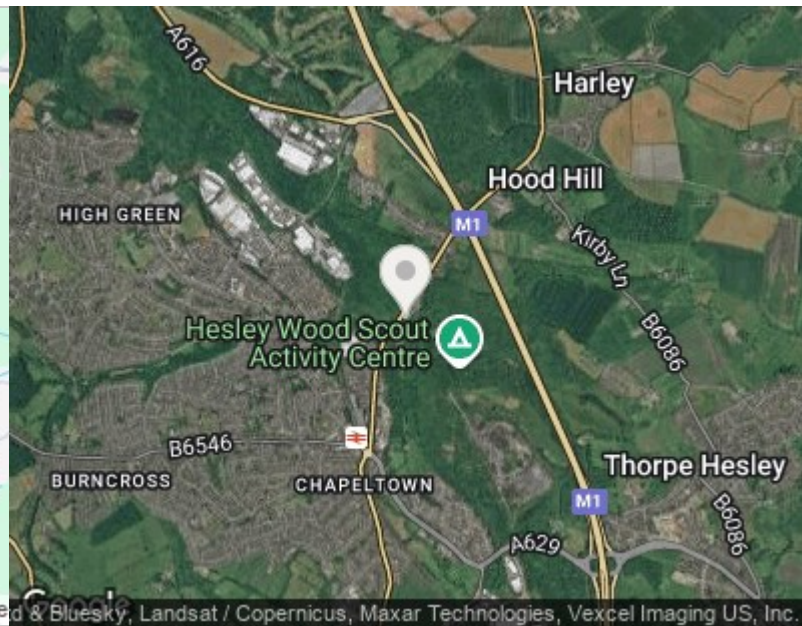
Viewing

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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