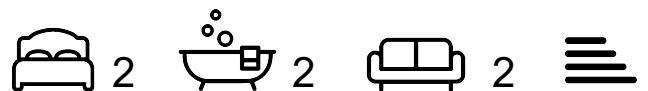




## Hill Top Rise

Grenoside, Sheffield, S35 8PD

£350,000 - £375,000



- 2 BED DETACHED BUNGALOW
- SPACIOUS DIMENSIONS
- BEAUTIFUL LARGE GARDEN
- FREEHOLD
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- AMAZING LOCATION
- OFF ROAD PARKING AND GARAGE
- SCOPE TO EXTEND OR RECONFIGURE
- COUNCIL TAX E

# Hill Top Rise

Grenoside, Sheffield, S35 8PD

£350,000 - £375,000



GUIDE PRICE £350,000 - £375,000 , NO UPWARD CHAIN. Nestled in the charming village of Grenoside, Sheffield, this delightful two-bedroom bungalow on Hill Top Rise offers a wonderful opportunity for those seeking a peaceful retreat with ample potential to personalise. Situated in a tranquil neighbourhood, in the sought after commuter village of Grenoside, close to local amenities, a stones throw from the local countryside, minutes away from the M1 and with direct roads/ good public transport links leading to Sheffield, Rotherham and Barnsley.

The bungalow is designed with generous room dimensions, allowing for the possibility of reconfiguration to create your ideal living environment. One of the standout features of this property is the sun-kissed, well-landscaped garden, which includes a raised balcony that overlooks the lush greenery. This outdoor space is perfect for enjoying warm summer days or entertaining friends and family in a tranquil setting. Parking is a breeze with space for up to four vehicles, making it ideal for families or those who enjoy hosting visitors.

Briefly comprising, entrance porch, hallway, master bedroom, bedroom two, bathroom, separate toilet, dining room, living room and kitchen.

This bungalow presents a fantastic opportunity to create a home that reflects your personal style and preferences. With its charming features, beautiful setting and potential for enhancement, it is a property not to be missed. Book your viewing today!

## ENTRANCE PORCH

Through a glazed uPVC door leads into a handy entrance porch glazed wooden door leading to a further entrance hall providing a great cloakroom space.

## HALLWAY

A roomy hallway neutrally decorated, hosting a large storage cupboard with hanging and shoe storage, wall mounted radiator, telephone point, and doors leading to all rooms.

## DINING ROOM

12'0 x 11'11 (3.66m x 3.63m)

A large dining area hosting a large side facing uPVC window flooding the room in natural light and wall mounted radiator.

## LIVING ROOM

15'1 x 11'11 (4.60m x 3.63m)

An elegant living area, boasting a characterful electric fireplace, a large uPVC sliding patio doors over looks the stunning garden giving direct access on to the balcony, also comprising wall mounted radiator, telephone point and aerial point.

## KITCHEN

11'11 x 9'7 (3.63m x 2.92m)

A country style kitchen hosting an array of solid wood wall and base units providing plenty of storage space, contrasting work surfaces, inset one and half brown sink with matching mixer tap, inset four gas hob with extractor fan above, integrated electric oven and microwave, storage cupboard with plumbing for washing machine, tiled flooring and also pantry with shelving and uPVC frosted, window, uPVC window over looking the garden, telephone point, wall mounted radiator and glazed door leads to side porch.

## MASTER BEDROOM

An impressively sized master bedroom drenched in natural light through a large front facing uPVC bay window, telephone point and wall mounted radiator.

## BEDROOM 2

A further great sized double bedroom, comprising uPVC bay window and wall mounted radiator.

## BATHROOM

8'10 x 6'5 (2.69m x 1.96m)

A generously sized family bathroom, fully tiled in grey/black glass tiles, comprising art deco pink bath, pedestal sink, wall mounted towel rail, radiator and glazed uPVC window.

## TOILET

With the scope to make the bathroom and separate WC into one large bathroom if desired, comprising low flush WC, fully tiled and frosted uPVC window.

## SIDE PORCH

A sizeable porch to use as you wish, a wooden gate leads directly out to the garden.

## EXTERIOR

The front of the property boasts great kerb appeal, while well established shrubs and perennials offer splashes of colour throughout the year. A long resin driveway leads down the side of the house offering off road parking for at least 2/3 cars To the rear of the property is a fully enclosed, extensive, sun drenched, mature garden with something for everyone, neat lawns, stoned borders, patio areas for sitting out in the summer months, well stocked flower beds, balcony with awning also under balcony and house storage housing wall mounted boiler, greenhouse, outdoor tap and lighting.

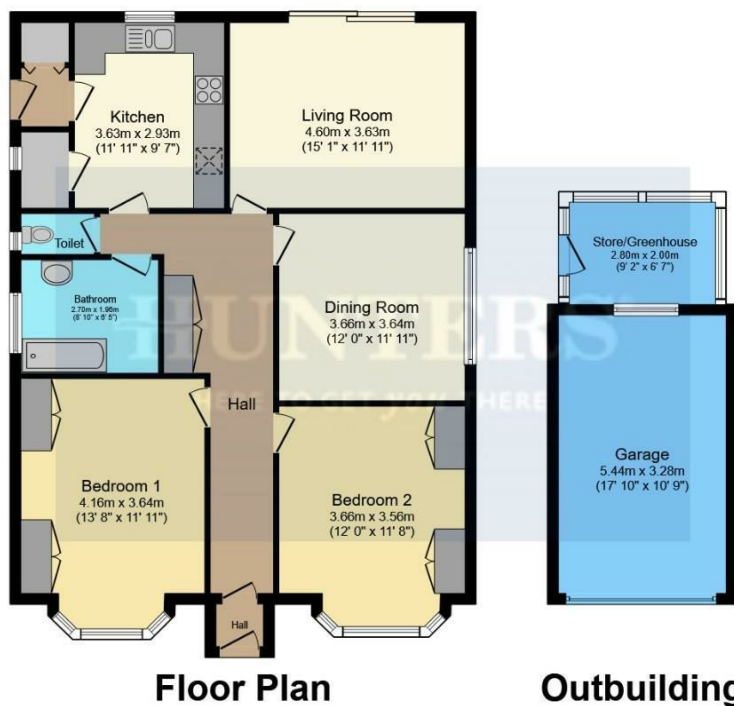
## GARAGE

17'10 x 10'9 (5.44m x 3.28m)

Offering secure parking or that extra storage we all crave this detached garage comprises up and over door electric door, electrics and lighting.



## Floorplan

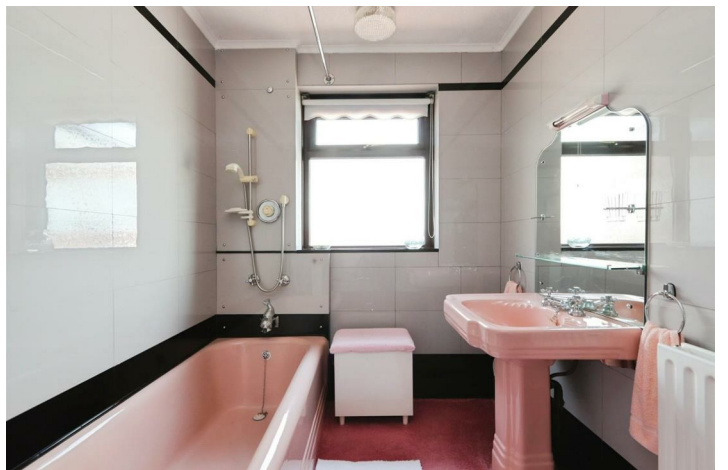


Total floor area 124.5 sq.m. (1,340 sq.ft.) approx

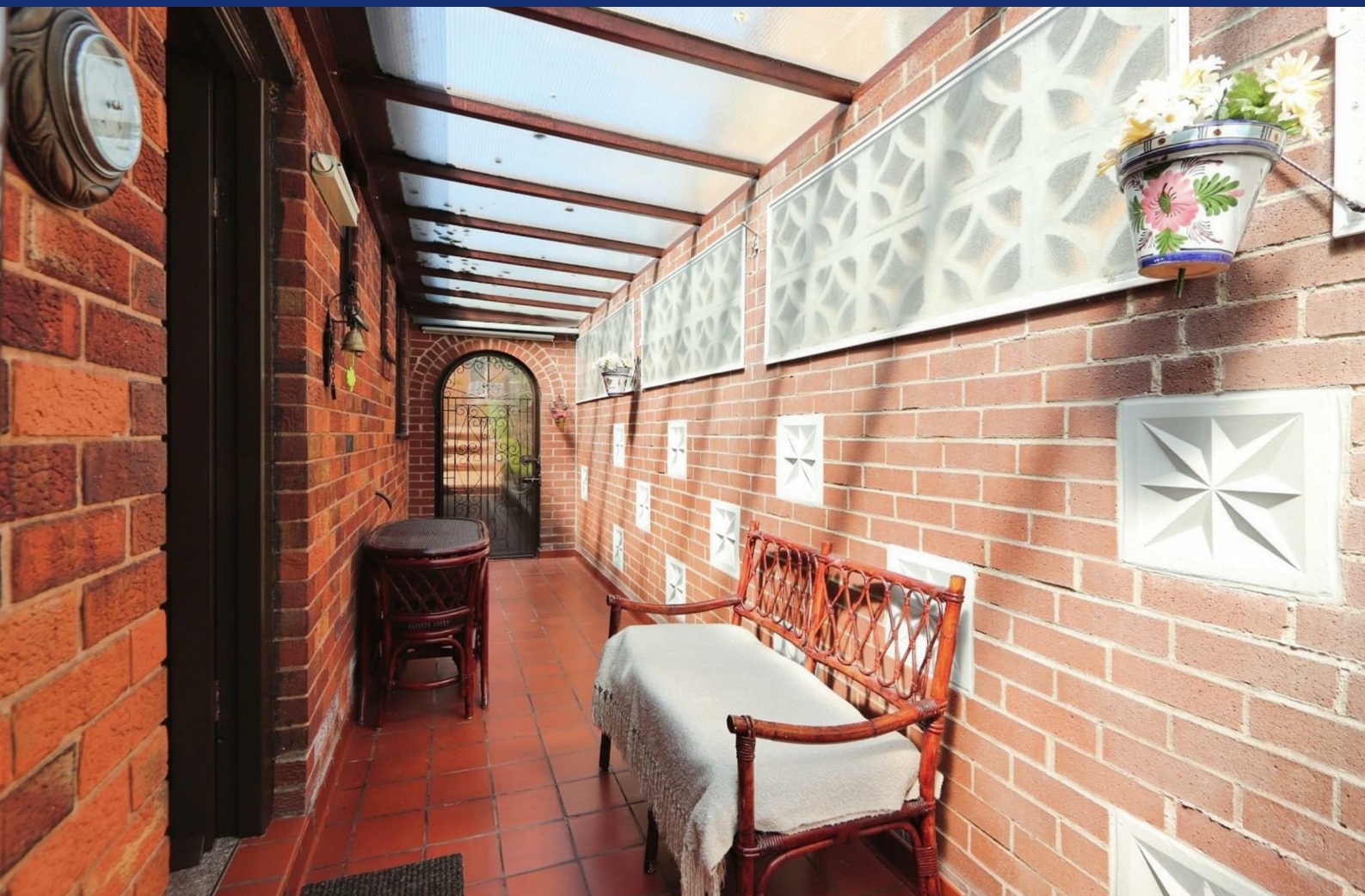
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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











## Energy Efficiency Graph

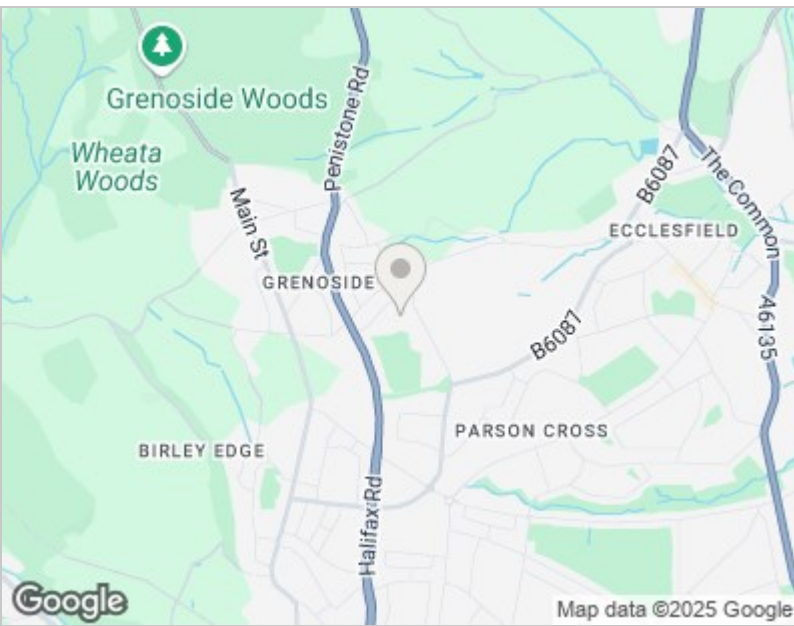


## Viewing

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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