



111 Harvey Clough Road, Sheffield, S8 8PF

Saxton Mee

# 111 Harvey Clough Road

Chain Free

## £170,000

\* CHAIN FREE \*

This excellent mid terraced house is the perfect opportunity to acquire a nicely presented and sensibly priced property which is favourably located within this popular and established residential area close to a host of local amenities including renowned schooling, shops and regular bus service to the city centre.

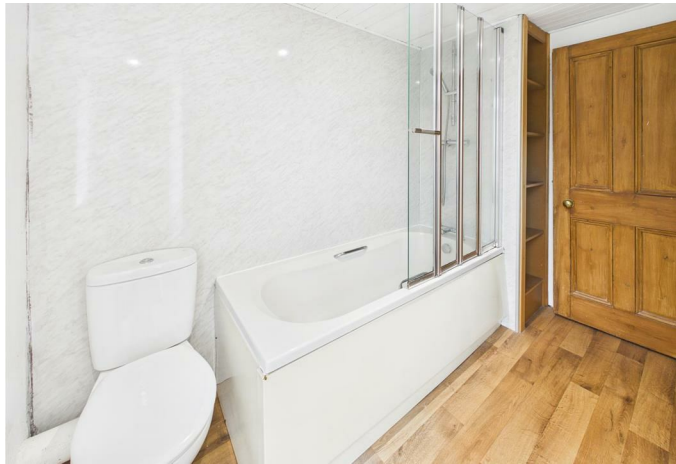
Standing only a stones throw from the renowned Graves Park and within easy reach of St James and Heeley Retail Parks, the property has uPVC double glazing and gas fired central heating via a combination boiler which was installed in 2021 and briefly comprises of a good size living room with feature brickwork to the chimney breast, well equipped kitchen, landing, nicely proportioned double bedroom with feature period style fireplace, bathroom with a white suite with shower over the bath. Second floor loft area which is utilised as an occasional and versatile area (although it should be noted that this was converted many years ago and cannot be classed as a bedroom as it has no building regulations).

Outside: sitting out area/yard to the rear with two most useful brick outhouses/stores.



- Chain Free
- Nicely presented and sensibly priced
- Gas central heating and uPVC double glazing
- Good size lounge
- Large bedroom
- Second floor occasional area
- Yard and outhouse to the rear
- Viewing recommended
- EPC: C
- Council Tax Band: A / Tenure: Freehold







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Dronfield**  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

