



100 Harvey Clough Road, Sheffield, S8 8PG

Saxton Mee



# 100 Harvey Clough Road

## £575,000

Truly deceptive; this superb four bedroomed detached house with a large detached self contained annexe at the bottom of the garden (ideal for dependant relative or "twentysomething") is most conveniently located within this sought after suburb of Norton Lees which has a comprehensive range of local amenities including shops, cafe, co-op and reputable schooling and stands close to the renowned Graves Park.

The excellent St.James Retail Park along with the ring road are easily accessible together with the city centre. The main house offers nicely proportioned and well presented accommodation extending over three floors and offers gas fired central heating, double glazing and briefly comprises: porch, hallway, living room with feature fireplace, large dining room, well equipped breakfast kitchen, small cellar. First floor landing off which opens two double bedrooms, nursery/study. Bathroom with a white suite having a bath and separate shower. Second floor landing with two further bedrooms.

The self contained detached annexe offers an opportunity for potential Airbnb accommodation and is itself surprisingly well proportioned and has been converted within fairly recent years and is centrally heated and double glazed and comprises of a large open plan kitchen/living area with a range of fitted units with a downstairs WC leading off and a superb sun room. Opening off the landing on the first floor is an excellent shower room and good size double bedroom.

Outside: narrow drive, level rear garden which has been set down with ease of maintenance in mind with artificial grass, sitting out area and is partially sub divided so the annexe and main house have their own defined areas.

- Spacious four bedroomed detached house and separate large detached self contained one bed annexe
- Beautifully appointed throughout
- Perfect for a family with dependant relative/twentysomething
- Most convenient location
- Gas central heating and double glazing
- Level south facing rear garden
- Comprehensive range of nearby amenities including Graves Park
- Flexible and versatile accommodation
- EPC: C
- Council tax Band / Tenure: Freehold









|                                                                                                                     |                                                                                                                      |                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Floor 0</b> Building 1</p>   |  <p><b>Floor 1</b> Building 1</p>  | <p><b>Approximate total area<sup>(1)</sup></b><br/>2176 ft<sup>2</sup></p> <p><b>Reduced headroom</b><br/>57 ft<sup>2</sup></p> |
|  <p><b>Floor 0</b> Building 2</p>  |  <p><b>Floor 1</b> Building 2</p> |                                                                                                                                 |
|  <p><b>Floor 2</b> Building 2</p> |                                                                                                                      |                                                                                                                                 |

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS:  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

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)

