



99 Penrhyn Road, Hunters Bar, Sheffield, S11 8UP



# 99 Penrhyn Road

## Hunters Bar

Guide Price

# £360,000

GUIDE PRICE £360,000 - £370,000

An excellent three-bedroom mid-terrace property with no onward chain, in the highly sought-after Hunters Bar area of Sheffield, tastefully refurbished to a high standard throughout.

The accommodation comprises three generous double bedrooms, including a spacious attic bedroom featuring a Velux window and its own en-suite shower room. The property also benefits from a contemporary family bathroom with a walk-in shower and separate bath.

The modern fitted kitchen is equipped with integrated appliances, providing both style and practicality for everyday living.

Externally, the property enjoys a good-sized rear yard offering excellent potential for outdoor entertaining, landscaping, or further enhancement.

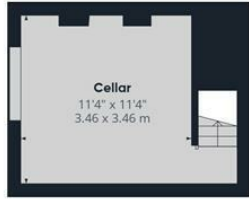
Ideally positioned, the property is within easy reach of a fantastic selection of independent cafés, restaurants and local shops, while also benefiting from proximity to well-regarded schools. The beautiful Endcliffe Park is just a short distance away, offering extensive green space, walking routes and recreational facilities.

This attractive home combines character, space and modern convenience in one of Sheffield's most desirable residential locations, making it an ideal choice for professionals, families and investors alike.

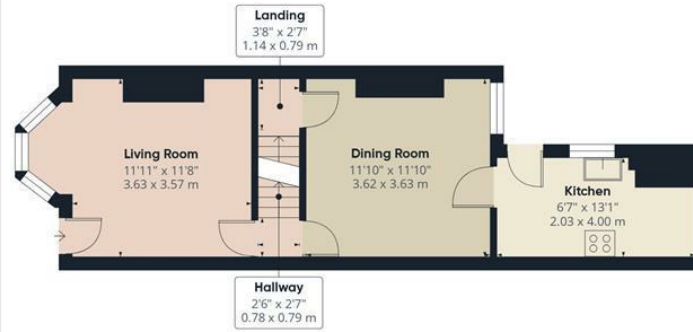


- Excellent three-bedroom mid-terrace property in the highly sought-after Hunters Bar area of Sheffield.
- Tastefully refurbished throughout to a high standard.
- Spacious accommodation arranged over three floors.
- Three double bedrooms.
- Modern fitted kitchen with integrated appliances.
- Contemporary family bathroom with walk-in shower and separate bath.
- Impressive attic bedroom with Velux window and en-suite shower room.
- Good-sized rear yard offering excellent outdoor space and further potential.
- Ideally located close to independent cafés, restaurants and local shops.
- Within easy reach of well-regarded schools and Endcliffe Park.





Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 1171 ft<sup>2</sup>  
 108.8 m<sup>2</sup>

**Reduced headroom**  
 23 ft<sup>2</sup>  
 2.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

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