



47, Fulmer Road, Sheffield, S11 8UF

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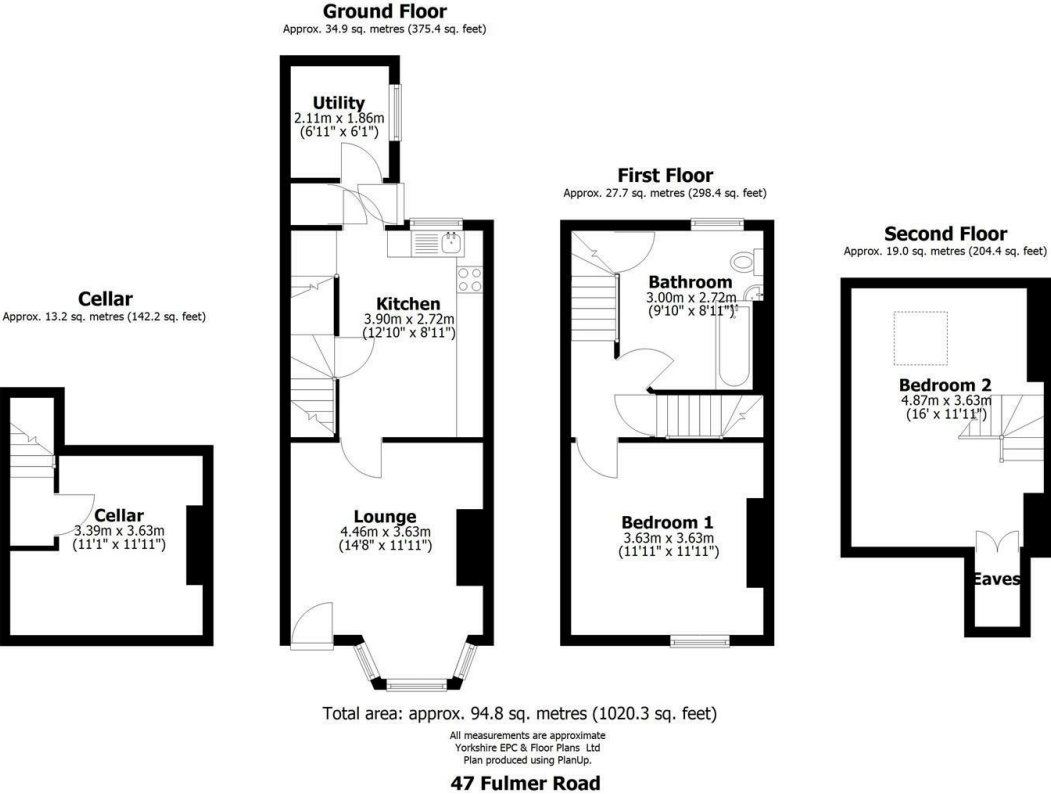
Description

The Hunters Bar hill is such a great place to live. Sharrowvale is possibly one of the most visited parts of the south west sector of the city. The neighbourhood is home to a cluster of superb pubs, restaurants and cafes and the schooling is also very well regarded. It is also situated close to fashionable Nether Edge Village and within walking distance of town which can also be approached via regular bus services along Ecclesall Road. With over 100 square feet of accommodation and the potential to create a third bedroom on the first floor, this charming Edwardian terrace represents excellent value in one of the city's most desirable locations. With an end of run, landscaped, low maintenance south facing garden to the rear and a super finish throughout this one is perfect for first time buyers or investors and is well worth checking out.

- Two good double bedrooms.
- Particularly large bathroom on the first floor, offering potential to split or form an additional bedroom if preferred.
- Versatile home office/utility room in the offshot providing the potential to create a ground floor bathroom to enable the above.
- Sitting room with bay window and attractive coving.
- Low maintenance, landscaped south facing garden.
- Dining kitchen.
- 800 year lease from 1908 with a £2 annual ground rent.
- Council Tax Band B and no onward chain.
- Gas central heating and UPVC double glazing combining to create an EPC rating of D66.
- Superb location, close to plentiful amenities and providing a fine lifestyle choice.







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