



13 Fulmer Road, Sheffield, S11 8UF



# 13 Fulmer Road

Guide Price

## £325,000

Guide Price £325,000 to £340,000

This absolutely stunning three bedroom terrace is a true gem, set in the ever popular and sought after Hunters Bar area. Immaculately presented throughout, the home offers bright, airy rooms and a stylish finish, perfect for first time buyers looking for a move in ready property on a quiet no through road, just moments from vibrant local amenities.

The property enjoys easy access to the lively Sharrow Vale and Ecclesall Road, renowned for their independent shops, cafés, bars and restaurants. You are also spoiled for choice when it comes to green space, with Endcliffe Park, Bingham Park and the Botanical Gardens all within close reach, ideal for weekend strolls, runs or picnics.

Inside, you are welcomed by a beautifully presented lounge with a charming gas log effect burner and bay window. The dining room flows effortlessly through French doors onto the garden, creating a wonderful indoor to outdoor feel. The fitted kitchen is a standout, complete with a Velux window that fills the space with natural light, a double oven, and continuous engineered oak flooring running through into the living room. A versatile basement room provides excellent additional space for storage and offers great potential, whether for hobbies, a home gym or conversion, as others on the street have done.

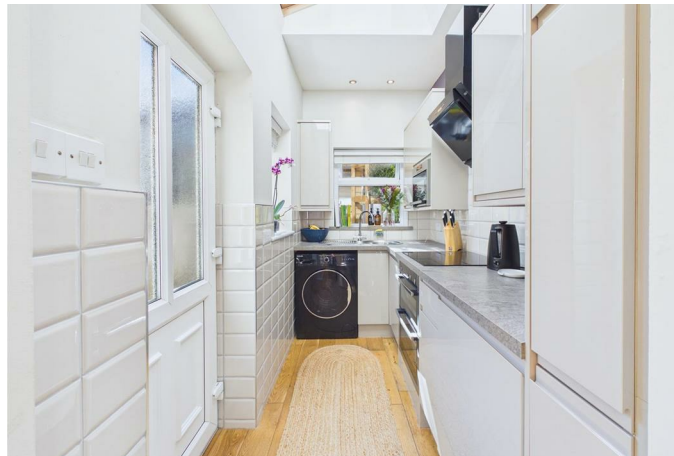
Upstairs, the first floor hosts two well proportioned bedrooms along with a modern family shower room. The impressive attic bedroom boasts a stunning Juliette style window with a frameless balustrade, flooding the room with light and offering lovely elevated views.

Outside, the delightful garden provides an inviting retreat with attractive planting and seating areas, along with the fantastic bonus of a garden room or office, perfect for remote working or creative projects.

A truly beautiful home in a prime location, early viewing is highly recommended.



- Stunning three bedroom terrace in the highly sought after Hunters Bar area
- Immaculately presented throughout with bright, airy rooms and stylish finishes
- Easy access to Sharrow Vale and Ecclesall Road with shops, cafés, bars and restaurants
- Close to Endcliffe Park, Bingham Park and the Botanical Gardens
- Summerhouse which could be used as a hobby space or home office. Complete with power and countertop
- Wonderful no through road location
- Versatile basement room offering excellent storage or conversion potential
- Roof redone in 2019
- Worcester boiler installed in November 2024 with 10-year guarantee







Floor -1 Building 1



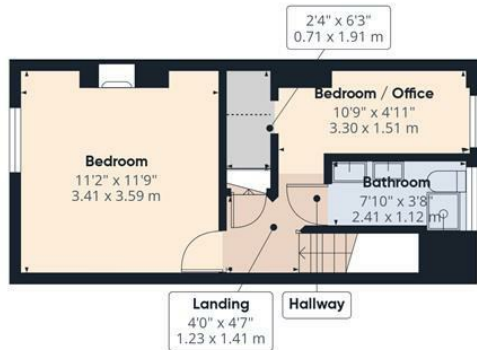
Ground Floor Building 1

Approximate total area<sup>(1)</sup>

922 ft<sup>2</sup>  
85.9 m<sup>2</sup>

Reduced headroom

47 ft<sup>2</sup>  
4.4 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1

(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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