



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

86 Crowland Road, Sheffield, S5 7UD

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Guide price £290,000 - £300,000

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Hunters Hillsborough are delighted to present an immaculate three bed semi-detached home offering an outstanding living experience, nestled on Crowland Road in Sheffield with its recently renovated and thoughtfully designed accommodation spread over three levels. Upon entering, you are greeted by a welcoming hallway that flows into a charming bay-windowed dining area, perfect for family meals and entertaining guests. The fully fitted kitchen boasts modern integrated appliances, including an eye-level electric oven, and features a delightful breakfast bar, ideal for enjoying morning coffee or evening gatherings.

The property further impresses with a basement conversion that includes a spacious lounge equipped with underfloor heating, a corner bar for socialising, and access to additional storage. A convenient downstairs W/C and a conservatory enhance the functionality of this level, making it a versatile space for relaxation and entertainment.

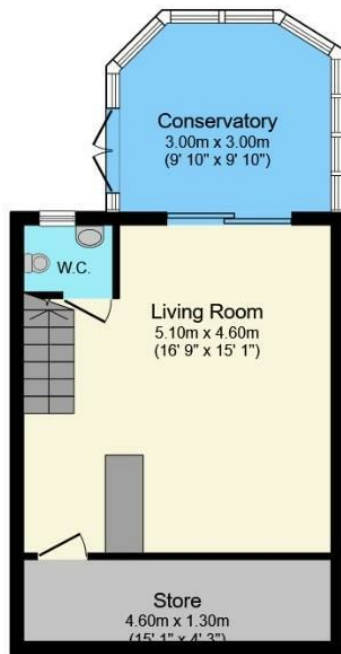
On the first floor, you will find a generous double bedroom with a bay window, another double bedroom overlooking the garden, and a single, all complemented by a family bathroom.

Outside, the private driveway, secured by a gate, leads to the side of the property, ensuring ease of access. The rear garden is a true highlight, featuring a patio area perfect for garden furniture and a supersized lawn, ideal for outdoor activities. Additionally, the solid brick-built garden room/office at the rear is a remarkable feature, offering cavity wall insulation and herringbone style flooring. Fully electric and lockable, this versatile space can serve a variety of purposes, from a home office to a creative studio.

This property is a rare find, combining modern living with ample outdoor space, making it an ideal choice for families or professionals seeking a comfortable and stylish home in Sheffield.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260

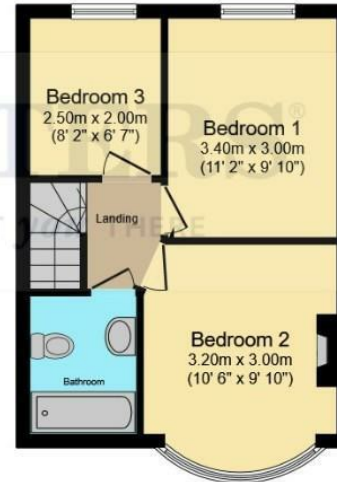
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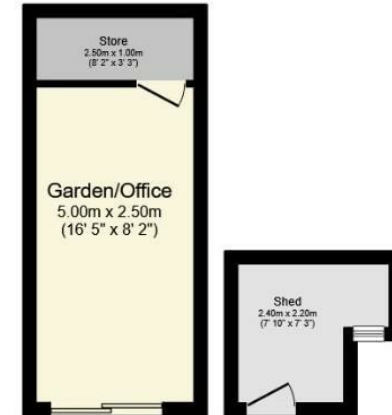
**Basement**



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 128.4 m<sup>2</sup> (1,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

## General Remarks

### TENURE

This property is Freehold

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

### VACANT POSSESSION


Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









