

73 Barncliffe Road, Sheffield, S10 4DH  
£425,000

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**73 Barncliffe Road, Sheffield, S10 4DH**

**£425,000**

**Council Tax Band: D**

A spacious and well presented three bedroom detached home which enjoys an elevated position with views towards Mayfield Valley! Ideal for families, the property is located close to shops and amenities and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also within the catchment of Hallam and Tapton schools, and the Peak District is a short journey away. With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, entrance hallway, lounge, dining room, kitchen and lean-to conservatory. To the first floor there is a landing area with access to the loft space (which has adequate space for a conversion if desired), three bedrooms and a bathroom. Outside, there is off road parking to the front with a border garden and a long driveway leads to the rear, where there is a detached garage and raised lawned gardens. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Leasehold tenure, 734 years remain on lease, ground rent TBC pa, council tax band D.

### **Entrance Porch**

Access to the property is gained through front facing upvc double glazed french doors which lead directly into the entrance porch. Having upvc double glazed windows. a further door leads to the hallway.

### **Hallway**

An inviting entrance hallway which has a front facing wooden door, a staircase rising to the first floor accommodation, a side facing upvc double glazed window, radiator and a useful under stairs storage cupboard which also houses the Ideal combi boiler.

### **Lounge**

A bright and spacious lounge which has a front facing upvc double glazed window, a radiator and feature fireplace. The room opens to the dining room.

### **Dining Room**

Another spacious reception room which has a rear facing upvc double glazed window, a radiator and ample space for a dining table and chairs. The room opens to the kitchen.

### **Kitchen**

Having fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and

drainer unit and an electric hob which has an extractor above. There is an integrated electric oven and space for a fridge freezer. With a side facing upvc double glazed window, a rear facing double glazed window, vinyl flooring and a rear facing door leading to the conservatory.

### **Lean-to Conservatory**

A useful addition to the property, having double glazed windows bringing in much light and enjoying views over the garden. With a radiator, tiled flooring and a door leading to the outside.

### **First Floor Landing Area**

A staircase ascends to the first floor landing area which has a side facing upvc double glazed window, wooden bannister, a loft hatch giving access to the roof space and doors to all rooms on this level.

### **Master Bedroom**

A spacious double sized master bedroom which has a front facing upvc double glazed window enjoying views towards Mayfield Valley, two fitted wardrobes providing ample storage space and a radiator.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

### **Bedroom Three**

A single sized bedroom which could also be used as an office if required, having a front facing upvc double glazed window enjoying far reaching views and a radiator.

### **Bathroom**

Having a four piece suite comprising of a panelled bath, a separate shower enclosure, a pedestal wash basin and a low flush wc. With side and rear facing upvc double glazed windows, a radiator and vinyl flooring.

### **Outside**

The property enjoys an elevated position and to the front there is off road parking, a border garden and steps rise to the entrance door. A driveway leads up the side of the property and gains access to the rear where there is a useful detached garage and steps rise to the lawned garden which is private and surrounded by hedging.

### **Garage**

A great addition to the home, offering space in abundance and having power and lights. With an up and over door and a side facing upvc double glazed window.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

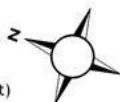
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## Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



## Outbuilding

Approx. 16.5 sq. metres (177.3 sq. feet)



Total area: approx. 113.2 sq. metres (1218.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      | 74        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |