



## Elm Lane

Sheffield, S5 7TX

Guide Price £210,000 - £220,000



- 3 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- MOVE STRAIGHT IN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO AN ARRAY OF AMNEITIES

- SPACIOUS DIMENSIONS
- LOW MAINTENANCE FULLY ENCLOSED GARDEN
- CLOSE TO NORTHERN GENERAL HOSPITAL
- GREAT LOCATION
- COUNCIL TAX B

# Elm Lane

Sheffield, S5 7TX

Guide Price £210,000 - £220,000



GUIDE PRICE £210,000 - £220,000 . Nestled on the charming Elm Lane in Sheffield, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a modern and spacious home. With three well-proportioned bedrooms, this property offers ample space for families or those looking to enjoy extra room for guests or a home office.

The heart of the home is a welcoming reception room, perfect for relaxation and entertaining. The property boasts a contemporary bathroom, ensuring convenience for all residents. Modern fixtures and fittings throughout enhance the overall appeal, making it easy to move in and start enjoying your new home without the need for immediate renovations.

One of the standout features of this property is the lovely garden, providing a serene outdoor space for gardening enthusiasts or a safe play area for children. Additionally, the house offers parking for up to two vehicles, a rare find in urban settings, ensuring that you and your guests will never be short of space.

Briefly comprising porch , entrance hallway ,living room, dining room, kitchen, downstairs w/c, master bedroom, two further good sized bedrooms and family bathroom.

Situated in a great location, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. With its spacious layout and modern comforts, this property is not to be missed. Come and see for yourself the potential this lovely home has to offer.

## ENTRANCE PORCH

Through a uPVC door leads into a roomy entrance porch , offering a great cloak room space complete with lighting and door leading into the hallway.

## ENTRANCE HALLWAY

A wooden glazed door leads into an inviting entrance hallway, comprising understairs storage, alarm panel, stairs rising to the first floor and doors opening out into the living room, kitchen and dining room.

## LIVING ROOM

12'6 x 11'0 (3.81m x 3.35m)

A light and airy living space, drenched in natural light and boasting a large front facing uPVC bay window, also hosting a modern electric fireplace giving a great focal point to the room and cosy feel in the wintry months, comprising wall mounted radiator, aerial point and telephone point.

## DINING ROOM

14'1 x 12'6 (4.29m x 3.81m)

A generously sized dining area, flooded in natural light through rear facing French doors, wall mounted radiator, wall mounted modern black gas fire . Scope here to create a large all en-compassing kitchen/diner if desired.

## KITCHEN

16'5 x 6'7 (5.00m x 2.01m)

A sleek galley kitchen offering an array of wood effect wall and base units providing ample storage space, contrasting black sparkle work surfaces, integrated stainless steel gas hob with extractor above and double electric oven, integrated tall fridge/freezer, integrated washing machine, integrated dishwasher, inset black composite one and a half bowl sink with mixer tap, wall mounted radiator, inset spotlights and rear facing uPVC window.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC.

## MASTER BEDROOM

12'6 x 11'0 (3.81m x 3.35m)

A light and airy master bedroom drenched in natural light through a large front facing bay uPVC window, wood effect built in wardrobes, tv aerial and wall mounted radiator.

## BEDROOM 2

13'1 x 11'2 (3.99m x 3.40m)

A further good sized double bedroom comprising ,tv aerial ,rear facing uPVC window and wall mounted radiator.

## BEDROOM 3

9'0 x 7'7 (2.74m x 2.31m)

A great single bedroom, home office or nursery, comprising wall mounted radiator and rear facing uPVC window.

## BATHROOM

7'10 x 5'11 (2.39m x 1.80m)

A contemporary family bathroom, fully tiled in natural tones, comprising white L-shaped bath, light wood vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots, extractor fan, built in storage cupboard housing the wall mounted combi boiler and providing additional storage space for bathroom essentials and frosted uPVC window.

## EXTERIOR

The front boasts an abundance of kerb appeal with a neat blocked paved driveway with room for two cars. To the rear of the property is a well landscaped, mainly laid to artificial lawn sun trap perfect for entertaining in the summer months, well established plants and hedges, outdoor storage and security lighting.

## BACK PORCH

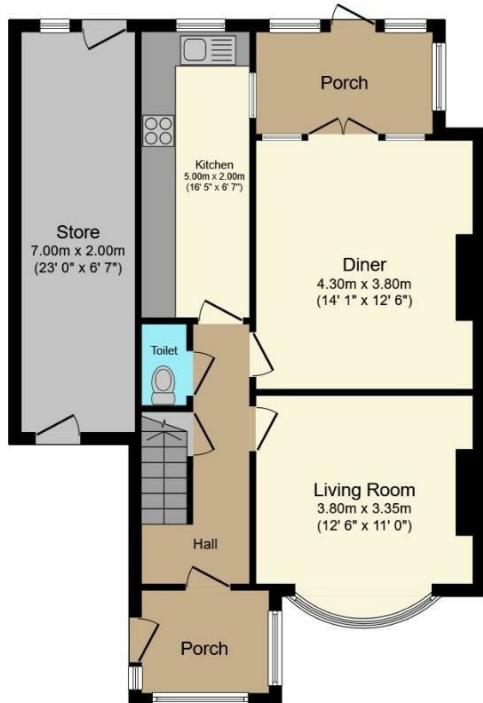
A great addition to any household, creating more space to use for a cloakroom room or those muddy paws.

## STORAGE

23'0 x 6'7 (7.01m x 2.01m)

Offering extra storage we all crave, comprising uPVC door, plumbing for washing machine, cold water tap, lighting, sockets and convenient rear door leading directly into the garden.

## Floorplan



**Ground Floor**  
Floor area 74.7 sq.m. (804 sq.ft.)



**First Floor**  
Floor area 46.1 sq.m. (496 sq.ft.)

**Total floor area: 120.8 sq.m. (1,301 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

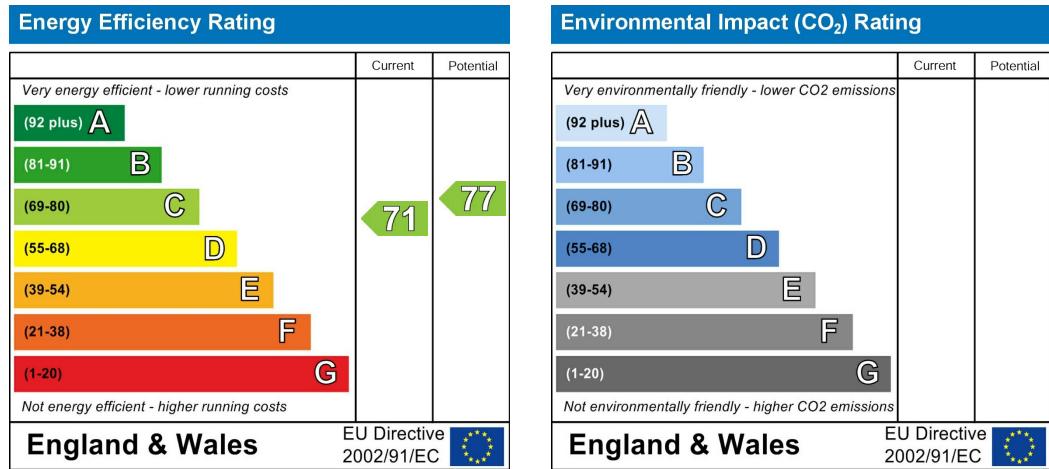
**HUNTERS®**







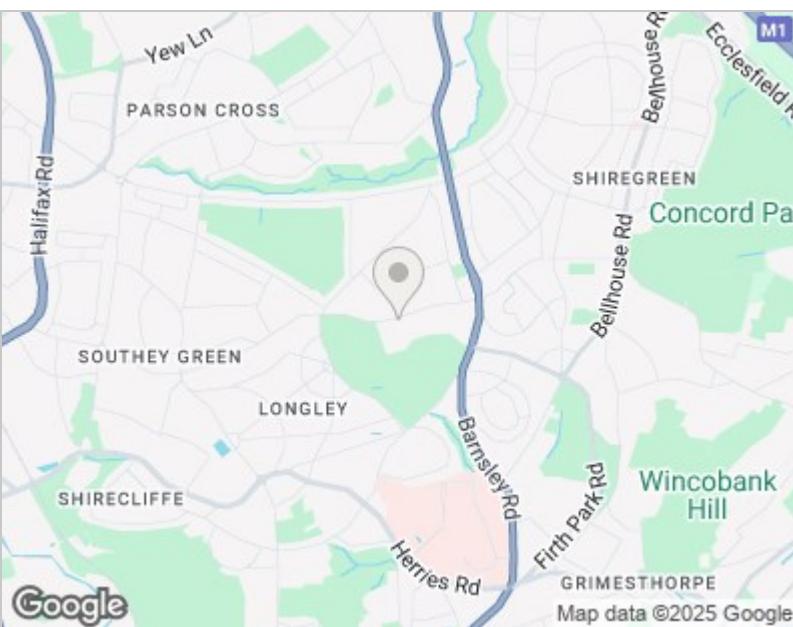
### Energy Efficiency Graph



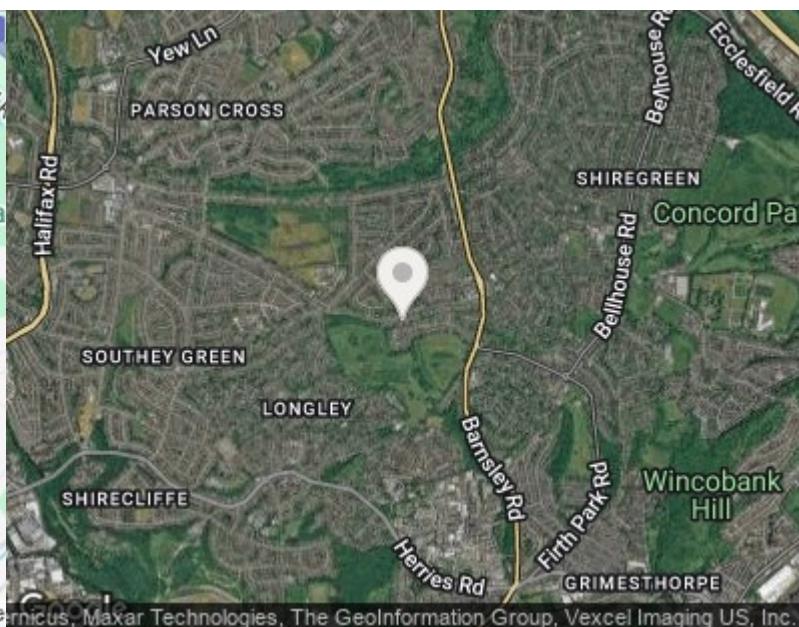
### Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

