



## Berry Holme Court

Chapelton, Sheffield, S35 1AN

Guide Price £175,000 - £185,000



- 1 BED SEMI DETACHED BUNGALOW
- FREEHOLD
- CONSERVATORY
- OFF ROAD PARKING
- WALKING DISTANCE TO AMENITIES

- NO UPWARD CHAIN
- GOOD DIMENSIONS
- BEAUTIFUL GARDEN
- ACCESSIBLE WITH RAMP TO FRONT DOOR
- COUNCIL TAX BAND B

# Berry Holme Court

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GUIDE PRICE £175,000 - £185,000. Nestled in the sought-after area of Berry Holme Court, Chapelton, Sheffield, this charming semi-detached bungalow presents a wonderful opportunity for those looking to downsize or in need of single storey living. With two reception rooms, this property offers ample space for relaxation and entertaining. The single bedroom is generously sized, and there is a well-appointed bathroom, making it a comfortable home for individuals or couples.

Located within walking distance to a variety of amenities and the local train station, this property is ideally situated for convenient access to everyday necessities and transport links.

One of the standout features of this bungalow is the conservatory, which provides an abundance of natural light and additional living space, perfect for enjoying the garden views throughout the seasons. The beautiful garden is a true delight, offering a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

While the property boasts good dimensions, it does require some modernisation in certain areas, allowing you the chance to put your personal touch on it. Furthermore, there is potential to convert the bungalow back into a two-bedroom home if desired, making it a versatile option for those needing extra space.

Briefly comprising entrance hall, kitchen, living/dining room, conservatory, master bedroom and wet room.

This bungalow is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make this delightful property your own...book your viewing today!

## ENTRANCE HALL

Through a composite glazed door leads into a roomy entrance, a great cloak room space, offering a large built in storage cupboard with water tank, wall mounted radiator and loft hatch with fitted ladders.

## KITCHEN

8'10" x 6'2" (2.7 x 1.9)

A galley style kitchen offering an array of cream wall and base units providing plenty of space, contrasting wood effect work surfaces, inset white one and a half bowl sink with drainer and matching mixer tap, space for free standing electric cooker, under counter space and plumbing for washing machine and further appliances, under counter boiler and front facing uPVC window.

## LIVING/DINING ROOM

17'4" x 12'3" (5.3 x 3.74)

A large space, big enough to incorporate living and dining if desired, originally two bedrooms, hosting a wall mounted electric coal effect fire on a marble hearth giving a great focal point to the room, also comprising aerial point, telephone point, two wall mounted radiators, uPVC bay window and uPVC French doors open out into the conservatory, creating a great social area.

## BEDROOM 1

14'9" x 10'9" (4.5 x 3.3)

A large double bedroom, originally the living room, comprising uPVC bay window, wall mounted radiator, wall mounted spotlights and telephone point.

## BATHROOM

6'10" x 4'7" (2.1 x 1.4)

A sizeable wet room, fully tiled in grey/white tones, complete with non slip flooring, wall mounted electric shower, white pedestal sink, remote control smart toilet, wall mounted radiator, extractor fan and uPVC frosted Window.

## CONSERVATORY

16'8" x 7'10" (5.1 x 2.4)

A great addition to this property, adding additional living space but also allowing you to enjoy the garden all year round, comprising floor to ceiling uPVC windows, ambient wall lights, two wall mounted radiators and sliding uPVC door leading directly out onto the patio.

## EXTERIOR

To the rear of the property is a tranquil, beautifully kept, fully enclosed garden, hosting a sizeable slabbed patio, perfect for sitting out or entertaining in the summer months, a shed for outdoor storage, a raised lawn area, well stocked borders and neat privet surrounding adding to the privacy. The front of the property boasts great kerb appeal, with a driveway providing off road parking, car port, both a ramp to one side and a few stairs to the other leading to the front door, outdoor tap and outdoor sockets.

# Floorplan



Floor Plan

Floor area 58.3 sq.m. (627 sq.ft.)

Total floor area: 58.3 sq.m. (627 sq.ft.)

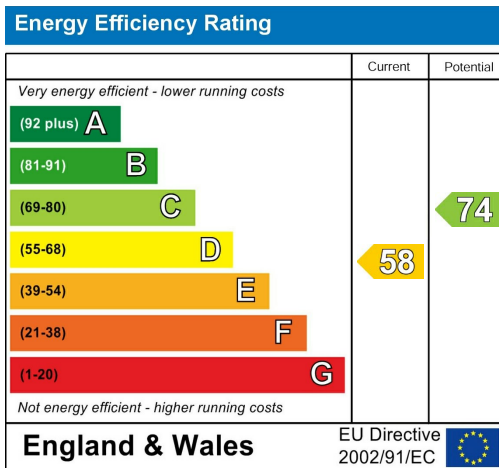
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)







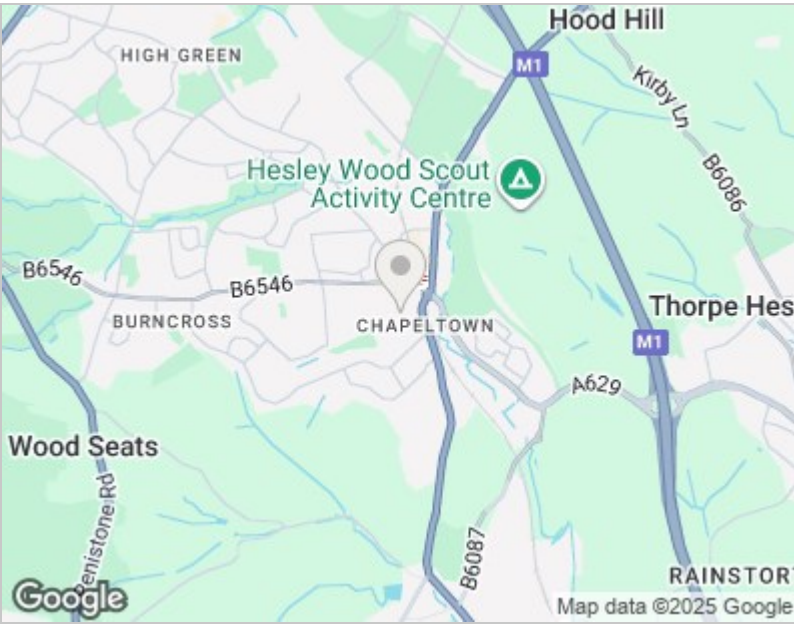
## Energy Efficiency Graph



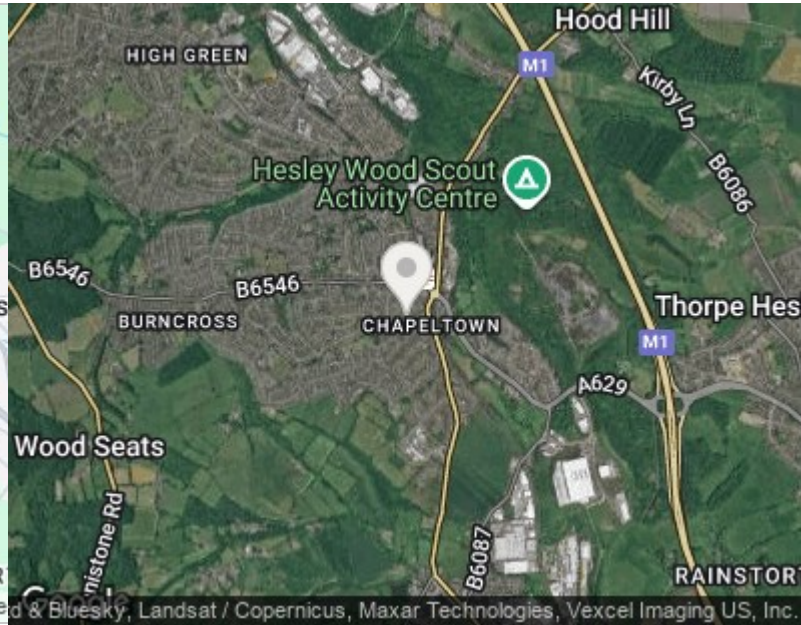
## Viewing

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.

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