

Saxton Mee

Saxton Mee



Hillcote Close Fulwood Sheffield S10 3PT
Guide Price £450,000

St Luke's
Sheffield's Hospice

Hillcote Close

Sheffield S10 3PT

Guide Price £450,000

GUIDE PRICE £450,000-£475,000 ** FREEHOLD ** Located on a corner plot on this quiet cul-de-sac is this two double bedroom detached bungalow which benefits from off-road parking, garage with electric door, uPVC double glazing and gas central heating. Situated close to a wealth of shops and amenities, there are also regular bus routes giving easy access to the Universities, Hospitals and the Peak District and the property is within the catchment area of Hallam and Tapton schools. The property has outline planning permission to extend to the side.

The well presented living accommodation briefly comprises: enter via an extended porch into the entrance hall with two storage cupboards and access into the partly boarded loft space, the kitchen, lounge, the two bedrooms and the bathroom. The kitchen/breakfast room has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, further integrated fridge and freezer along with housing and plumbing for a washing machine and dishwasher. There is a skylight allowing natural light, a breakfast bar and access to the integral garage which houses the gas boiler. The well proportioned lounge has an attractive fireplace, two Velux windows allow lots of natural light and uPVC French doors which open to an extended garden room, which is currently used as a dining room and has further uPVC doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining.

The principal double bedroom has fitted wardrobes, a dressing table and drawers and the added advantage of a WC and wash basin off. Double bedroom two is to the front aspect. The stylish bathroom is fully tiled and has a four piece suite including bath with shower attachment, shower enclosure, WC and wash basin, complemented with a chrome towel radiator.

- WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- LOUNGE WITH TWO VELUX WINDOWS
- EXTENDED GARDEN/DINING ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE
- GARDENS TO THREE SIDES
- QUIET CUL DE SAC
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

A block-paved driveway leads to the garage. Gardens to three sides, including a front garden with planted area. Side lawn garden. A gate opens to the fully enclosed rear garden which is mostly gravelled for easy maintenance and has a patio.

MATERIAL INFORMATION

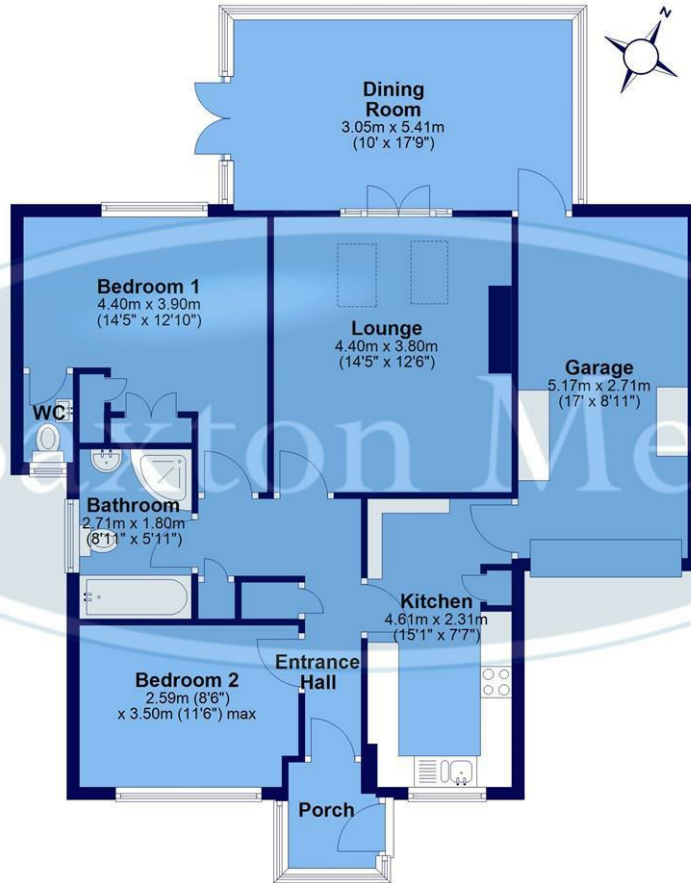
The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor
Approx. 100.7 sq. metres (1083.5 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		60	74
Very energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		62	74
Very environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			