



Hunters Lane, Richmond, S13 8LA

Offers Over £325,000

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Why You'll Love It

Stepping through the entrance porch, you're immediately welcomed into a home that feels warm, inviting, and full of personality. The kitchen sits at the heart of the property, offering a practical yet charming space to cook and gather. From here, there is access to a useful utility area, complete with a downstairs W.C. and additional storage; ideal for modern family living.

The layout flows beautifully from the kitchen into the main living area, where natural light pours in through patio doors that open out onto the garden. This space feels both cosy and airy, perfectly balancing the cottage aesthetic with everyday functionality. Whether it's relaxing evenings by the fire or summer days with the doors open, this room is designed to be enjoyed all year round.

To the left, the dining room provides a more formal setting, ideal for entertaining or family meals. This room also houses the staircase to the first floor, maintaining a traditional and charming layout that adds to the home's character.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Each room offers a comfortable and versatile space, whether used as sleeping quarters, a home office, or guest accommodation. The family bathroom serves the floor, thoughtfully positioned and in keeping with the home's style.

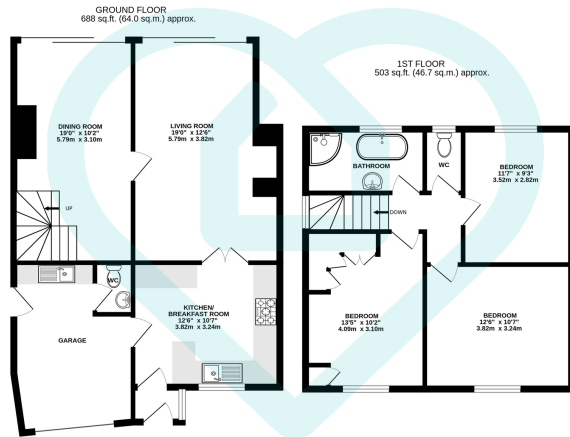
Throughout the property, you'll find beautiful period features that truly set it apart; exposed beams, and charming fireplaces all contribute to its unique cottage feel. Every corner of this home tells a story, making it a truly special place to live.

Externally, the property offers parking to the front, along with a delightful rear garden that provides a peaceful retreat. Whether you're gardening, entertaining, or simply unwinding listening to the sound of the pond, the outdoor space complements the home perfectly.

Why We Love It

Properties like this rarely come to market, especially in this part of





TOTAL FLOOR AREA: 1191 sq.ft. (110.7 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Charming Three Bedroom Cottage
- Rare Opportunity To Acquire This Unique Home
- Popular Sheffield Location
- Perfect Spot For Commuting
- Great For Anyone Who Wants A Special Unique Property
- Spacious, Versatile Living Spaces
- Backing Onto Green Space Making It A Private Retreat
- Great Transport Links To Sheffield and Surrounding Areas
- Good School Catchments
- Off Road Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment



0114 232 1764
 sales@morfittsmith.co.uk
 lettings@morfittsmith.co.uk
 newhomes@morfittsmith.co.uk
 www.morfittsmith.co.uk



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 @MorfittSmith
 MorfittSmith
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