

# HUNTERS®

HERE TO GET *you* THERE

33 Junction Road, Sheffield, S11 8XA

Guide Price £375,000

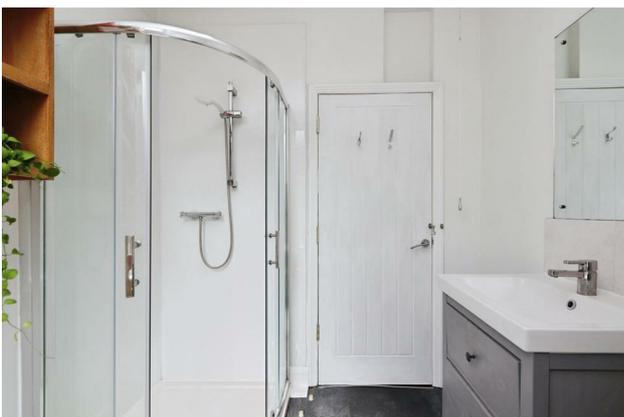
Property Images



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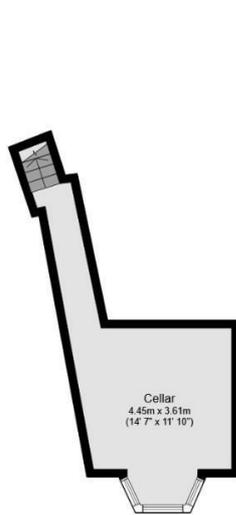
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## Property Images



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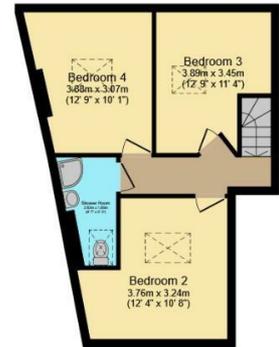
**Cellar**  
Floor area 21.2 sq.m. (228 sq.ft.)



**Ground Floor**  
Floor area 50.4 sq.m. (542 sq.ft.)



**First Floor**  
Floor area 54.1 sq.m. (582 sq.ft.)



**Second Floor**  
Floor area 45.3 sq.m. (487 sq.ft.)

Total floor area: 170.9 sq.m. (1,840 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

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 6 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Presenting an exceptional opportunity to acquire a 6 bedroom end of terrace house, perfectly suited for both families and investors having got an HMO License. This spacious property offers an impressive six bedrooms, providing ample space for a growing family or for those seeking an attractive rental investment.

The generous accommodation includes a welcoming reception room, enhanced by a bay window that flood the front reception room with natural light. The addition of a fireplace serves as an attractive focal point, adding character to the main living area with a separate living/dining room to the rear. Adjacent, you will find a well-proportioned off shot kitchen, designed to accommodate busy family life with access to the cellar and the rear of the property.

The property boasts two bathrooms, providing comfort and convenience one located on the first floor and one on the second floor. Each room has been thoughtfully arranged, to maximise space and functionality.

Ideally situated within a sought after location, the house benefits from close proximity to excellent local schools—making it a perfect choice for families with educational priorities. Furthermore, the surrounding green spaces offer abundant recreational opportunities and a welcome escape from city life.

This outstanding property is presented for sale in the popular neighbourhood in Sharrow Vale , known for its community atmosphere and desirable amenities. It is an ideal prospect for investors looking to expand their portfolio, or families in search of a long-term home with abundant accommodation and a superb location.

Early viewing is highly recommended to fully appreciate all that this versatile home has to offer. For further details or to arrange a viewing, please contact our office at your earliest convenience.

## Features

- No Onward Chain
- Six bedroom End of Terrace
- Two reception rooms
- Off shot Kitchen with potential to extend (STP)
- Approximate 1800 Sq Ft of space
- Two Bathrooms
- Close to excellent local schools
- Short walk to Endcliffe park, Sahrow Vale and Ecclesall Road
- Good transport links
- Suitable as a family house or investment property (HMO license in place)