

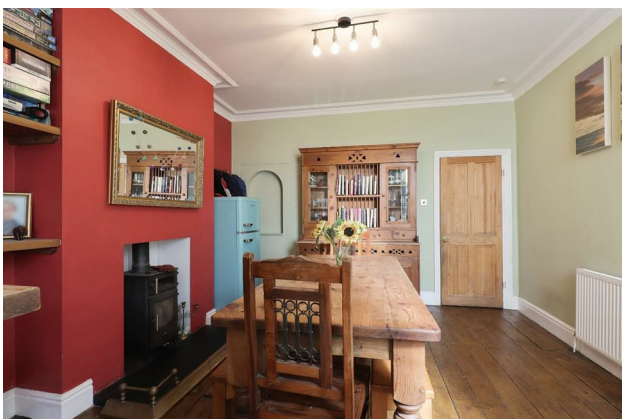
# HUNTERS®

HERE TO GET *you* THERE

65 Mona Road, Sheffield, S10 1NG

Guide Price £425,000

Property Images



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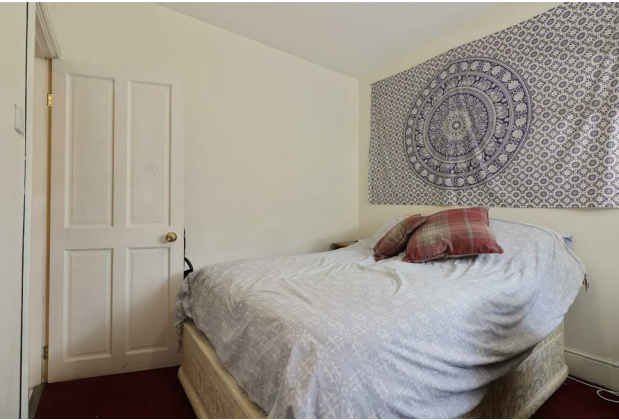
## Property Images



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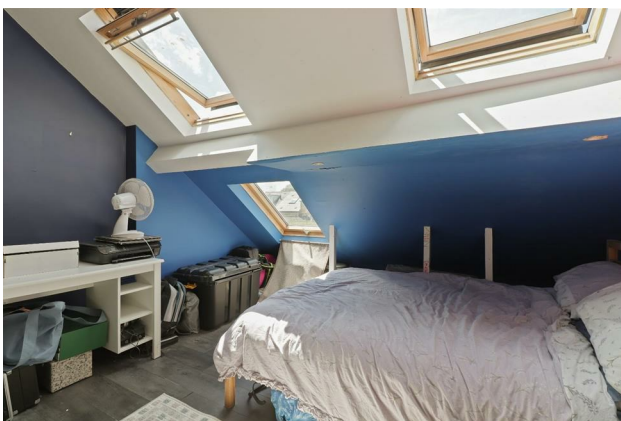
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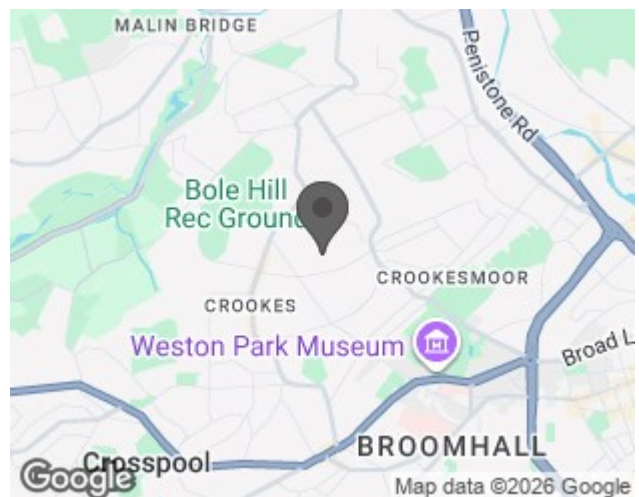
Total floor area: 151.3 sq.m. (1,688 sq.ft.)

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) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         | 48      |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         | 81        |

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

| GUIDE PRICE £425,000 - £450,000 | WEST FACING GARDEN | A viewing is essential to appreciate the charm and character of Mona Road. Set across four levels, this four bedroom property is ideal for families or those seeking extra space in this sought after location.

Upon entering, you are greeted by a welcoming side entrance lobby that leads to a delightful box bayed living room, featuring a striking fireplace and elegant pine flooring. The dining room, located at the rear, continues the flow of the pine floor and includes a wood burning stove with an integrated top baking oven. A hidden door provides access to the cellars. The shaker-style kitchen is a true highlight, boasting a York stone floor, solid oak worktops and matching wall and base units, creating a warm and inviting space for culinary pursuits. An external door leads to a practical utility room, complete with a sink with cupboard and space for a washing machine below, enhancing the functionality of the home.

The first floor landing provides access to the primary and second bedrooms, alongside a modern shower room and a separate bathroom featuring a luxurious slipper bath, perfect for unwinding after a long day. Ascending to the second floor, you will find two additional double bedrooms, offering ample space for family or guests.

Externally, the property has steps up to a charming front and side garden which runs along side a path to the entrance. The mature rear garden is a true oasis, featuring a lawn, various shrubs, and an original outside w.c. A modern timber garden pod is insulated and double glazed along with being equipped with power and internet connection, presents an excellent opportunity for a home office, gym, or creative studio.

This property is a rare find, combining period features with contemporary living in a sought-after location. It is not to be missed.

### Features

- Four double bedrooms
- Two luxury bathrooms
- Separate utility room
- Original features throughout
- Over 130m<sup>2</sup> of living space
- Cellars in the basement
- West facing garden with Timber Pod Office
- Freehold