



## Harcourt Rise

Chapeltown, S35 1QD

Asking Price £220,000



- 3 BED SEMI DETACHED
- GREAT STARTER HOME
- LOVELY DECOR
- CONSERVATORY
- CLOSE TO AN ARRAY OF AMENITIES

- MODERN FIXTURES AND FITTINGS
- SPACIOUS THROUGHOUT
- DRIVEWAY AND GARAGE
- GOOD COMMUTER LOCATION
- COUNCIL TAX B

# Harcourt Rise

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Nestled in the popular area of Chapeltown, Sheffield, this 3 bed semi-detached house on Harcourt Rise presents an excellent opportunity for first-time buyers or downsizer. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.

Located on a leafy estate close to an array of amenities including the local train station and park, surrounded by reputable outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Rotherham and Barnsley.

The modern kitchen and bathroom are notable highlights, providing a contemporary touch to the home. While the property is in need of some tender loving care, it holds great potential for those looking to personalise their living space.

Outside, the property boasts off-road parking, ensuring convenience for you and your guests. The sizeable garden offers a wonderful outdoor space, perfect for relaxation or entertaining.

Briefly comprising entrance porch, living room, kitchen/diner, conservatory, 3 good sized bedrooms and bathroom.

In summary, this semi-detached house is a fantastic buy, combining good room sizes, modern amenities, and the potential for further enhancement. Don't miss the chance to make this property your own in a lovely neighbourhood.

## ENTRANCE PORCH

Through a glazed uPVC door leads into a handy porch area, boasting a convenient built in storage cupboard/cloakroom, laminate flooring, wall mounted radiator and door leading directly into the living area.

## LIVING ROOM

15'9 x 11'3 (4.80m x 3.43m)

A light and airy living space drenched in natural light through a large front facing bay uPVC window, hosting a modern black fireplace with marble surround and electric fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, wall mounted radiator, under stairs storage cupboard and door leading into the kitchen/diner.

## KITCHEN/DINER

14'8 x 8'0 (4.47m x 2.44m)

A spacious contemporary style kitchen/diner hosting an array of gloss white and purple wall and base units providing plenty of storage, contrasting black effect work surfaces, inset stainless steel sink and drainer with matching mixer tap with detachable hose, induction hob and integrated oven with stainless steel extractor fan above, slim line wine cooler, perfect alcove for a tall fridge/freezer, stone effect tiled flooring wall mounted radiator, uPVC window and uPVC French doors opening out into the conservatory, creating a great social/family space.

## CONSERVATORY

11'3 x 5'11 (3.43m x 1.80m)

Offering that extra living space to use as you wish and allowing you to enjoy the garden all year round also comprising undercounter space for washing machine and dryer, spot lights and grey tiled flooring.

## MASTER BEDROOM

14'1 x 8'3 (4.29m x 2.51m)

A good sized double bedroom comprising grey built in wardrobes and side tables, wall mounted radiator and large front facing uPVC window.

## BEDROOM 2

10'0 x 8'3 (3.05m x 2.51m)

A further good sized double comprising wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

9'8 x 6'1 (2.95m x 1.85m)

A good single bedroom, nursery or home office boasting a large built in storage cupboard that also houses the combi boiler, wall mounted radiator and front facing uPVC window.

## BATHROOM

6'1 x 5'10 (1.85m x 1.78m)

A generously sized family bathroom comprising bath with shower over, white pedestal sink, low flush WC, fully tiled in fresh white, wall mounted chrome heated towel rail, tiled flooring and frosted uPVC window.

## GARAGE

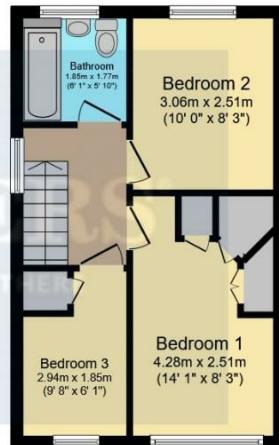
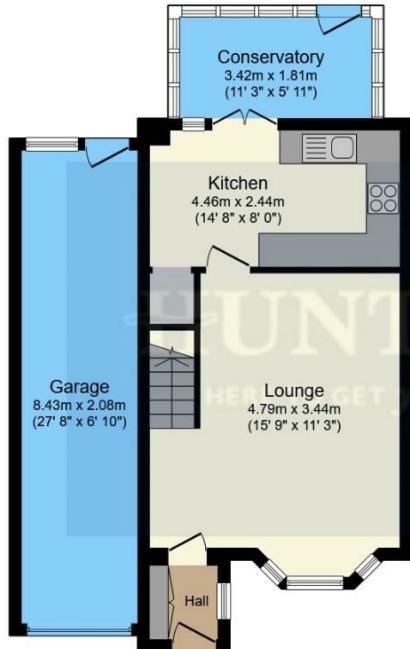
27'8 x 6'10 (8.43m x 2.08m)

Offering that extra storage we all crave, complete with up and over door.

## EXTERIOR

To the rear of the property is a fully enclosed sizeable raised decking area offers a sun drenched seating area, lawned area, outdoor tap. The front of the property hosts a neat driveway with low maintenance providing sought after off road parking.

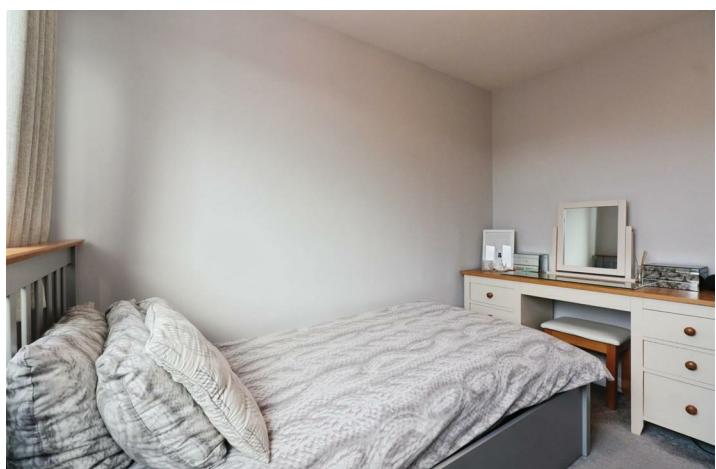
## Floorplan



Total floor area 95.3 sq.m. (1,025 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

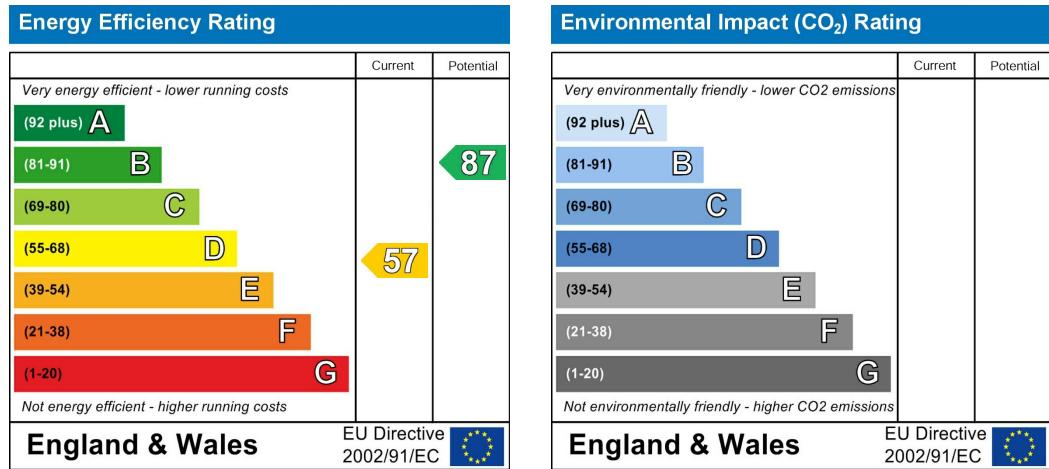




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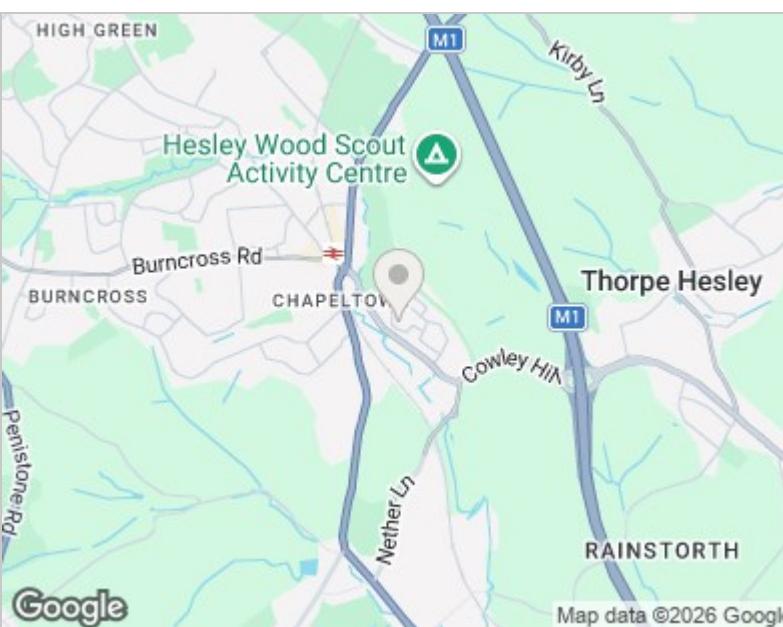
### Energy Efficiency Graph



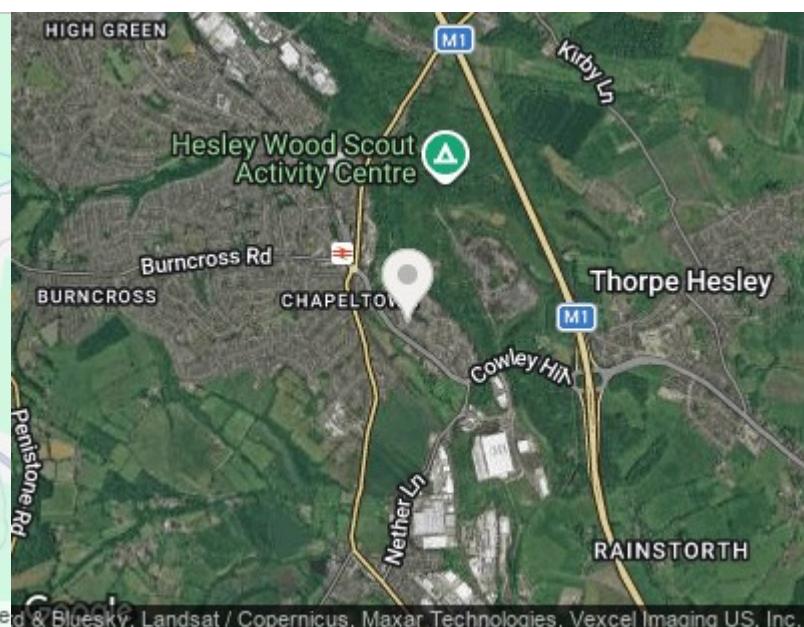
### Viewing

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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