

97 Hartley Brook Road, Sheffield, South Yorkshire, S5 0JD

£850 PCM

- THREE BEDROOM FAMILY HOME
- SPACIOUS ROOMS THROUGH OUT
- LARGE FRONT AND REAR GARDENS
- RENT - £850
- COUNCIL TAX BAND A - £1,589.38
- KITCHEN WITH INTEGRATED APPLIANCES
- SITUATED CLOSE TO LOCAL AMENITIES AND SCHOOLS
- OFF ROAD PARKING
- BOND - £923

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This three bedoomed family home is situated close to local shops, schools with good transport links to Meadowhall and Sheffield City Centre.

The house briefly comprises of: Entrance hall; Large lounge/diner; Kitchen with integrated appliances; Stairs & landing; Three spacious bedrooms; Bathroom; Large gardens to the front and rear with a side drive providing off-road parking;



Council Tax Band: A



ENTRANCE

Entered via part obscure glazed entrance door with an overhead glazed panel leading to the entrance lobby with: Ceiling light; Carpet flooring; Solid door to under stair storage space; Stairs to the first floor; Part glazed doors accessing the lounge and kitchen.

LOUNGE DINER

17'7" x 11'4"

The spacious lounge comprises of: Two double central heating radiators; Dual aspect uPVC double glazed windows to the front and rear elevations; Decorative fireplace; Carpet flooring; Painted walls; Ceiling light; Space for dining table and chairs;

KITCHEN

11'7" x 9'5"

A good range of wall, base and drawer units; Integrated double electric oven; 4 ring gas hob; Under unit fridge and freezer; Black marble effect roll top work surfaces; Tiled splashbacks with the remaining walls painted; Two double glazed windows to the side elevation; Central heating radiator; Ceiling strip lights; Vinyl flooring; Part glazed rear entrance door;

BEDROOM ONE

11'6" x 11'0"

Spacious double bedroom; With; Double glazed window to the rear elevation; Double central heating radiator; Built in storage cupboard; Ceiling light; Painted walls; Carpet flooring;

BEDROOM TWO

11'7" x 6'2"

The second bedroom comprises of: Double glazed window to the front elevation; Single central heating radiator; Ceiling light; Painted walls; Carpet flooring;

BEDROOM THREE

9'4" x 6'9"

The third bedroom has: double glazed windows to the rear elevation; Double central heating radiator; Ceiling light; Painted walls; Carpet flooring;

BATHROOM

White suite comprising of bath with wall mounted shower, low level WC with push button flush and wash basin with stainless steel mixer tap; Tiled walls to wet areas with the remaining walls being painted; Ceiling light; Stainless steel

heated towel rail; Vinyl flooring; Obscure double glazed window to the side elevation; Extractor fan;

LANDING AND STAIRS

Painted walls; Carpet flooring; Wooden double glazed window to the front elevation; Double central heating radiator; Smoke alarm; Ceiling light; Painted wooden balustrade; Loft access; Solid doors to all rooms;

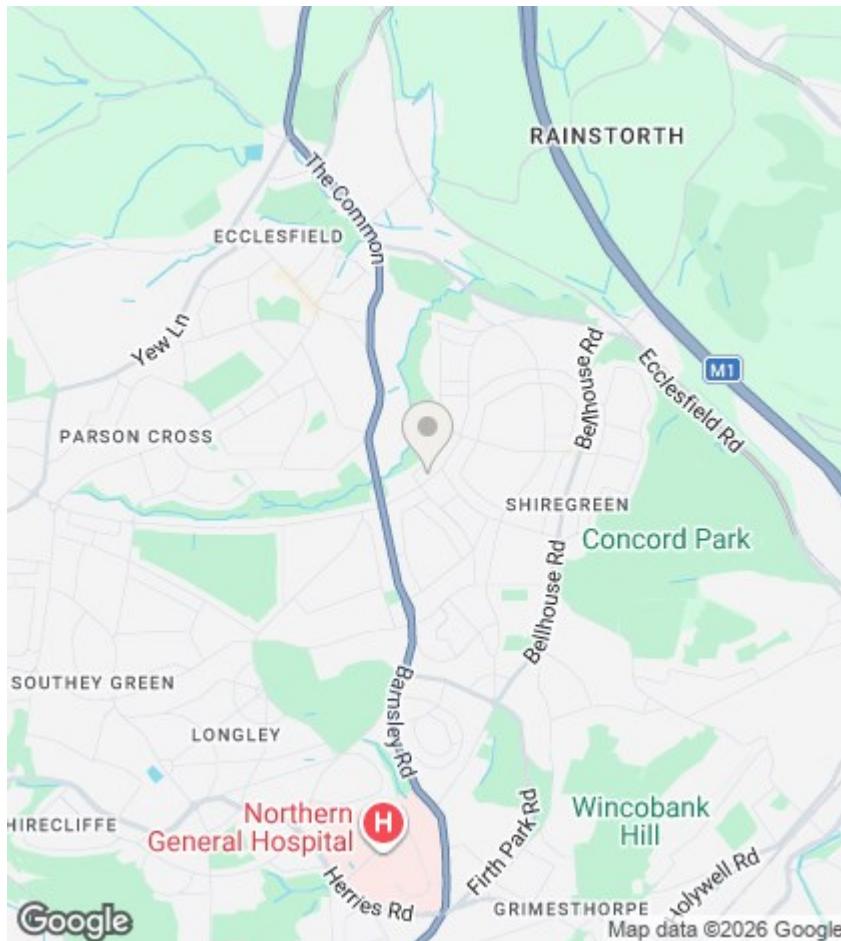
FRONT GARDEN

Providing off-road parking for numerous vehicles; Predominantly laid to lawn with pebbled borders; Fenced and hedge surround;

REAR GARDEN

Large garden; Predominantly laid to lawn with fence surround;





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

D

