



37 HUNTERS CHASE

SHEFFIELD, S25 2TQ

£210,000
FREEHOLD

Guide Price £210,000 - £220,000

Spacious Three-Bedroom Semi-Detached Home in the Heart of Throapham

An excellent opportunity for first-time buyers and growing families alike, this well-presented three-bedroom semi-detached home is ideally situated in the heart of the sought-after village of Throapham.

Occupying a generous plot, the property benefits from excellent access to local amenities, highly regarded school catchments, and convenient links to the motorway network, making it ideal for commuters.

The accommodation briefly comprises a welcoming lounge and a modern dining kitchen featuring high-gloss units and a selection of integrated appliances. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite.

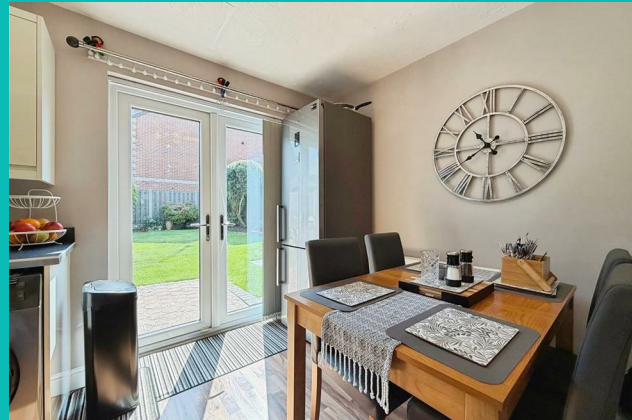
**Kendra
Jacob**

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- Guide Price £210,000 - £220,000 • Perfect For A First Time Buyer Or Family • Situated In The Heart Of Throapham • Driveway Providing Off Road Parking • Convenient For The Motorway Network • Good Sized Lounge • High Gloss Kitchen • School Catchment • Three Bedrooms • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With composite front door leading into the entrance hall with stairs rising to the first floor accommodation. Central heating radiator.

Lounge

Spacious lounge with window overlooking the front elevation, fire surround with electric fire inset, useful storage cupboard and central heating radiator.

Dining Kitchen

With a comprehensive range of cream high gloss wall and base units with complimentary work surfaces over. There is a built in electric oven, AEG induction hob and extractor above. Sink unit with mixer tap and built in dish washer. The patio doors open onto the rear garden and patio area. Laminate flooring.

First Floor Landing

Stairs rise to the first floor landing. Storage cupboard which houses the central heating boiler. Access to the loft space and window to the side elevation.

Bedroom One

With window overlooking the rear and central heating radiator.

Bedroom Two

With window overlooking the front and central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

Family Bathroom

Fitted with a panelled bath with shower over and having shower screen. Close coupled WC and wash hand basin. Tiled walls and heated towel rail.

Outside

To the front of the property is a driveway providing off road parking for several vehicles. There is a lawned area of garden to the front. To the rear the garden is fully enclosed with lawned area and patio area perfect for entertaining.

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ADDITIONAL INFORMATION

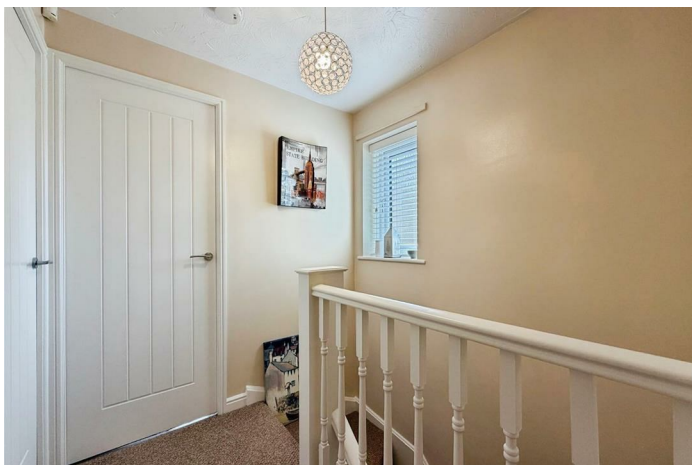
Local Authority – Rotherham Borough Council

Council Tax – Band B

Viewings – By Appointment Only

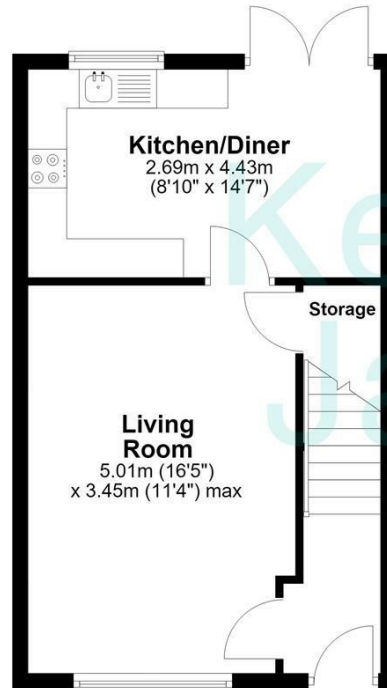
Floor Area – 758.50 sq ft

Tenure – Freehold



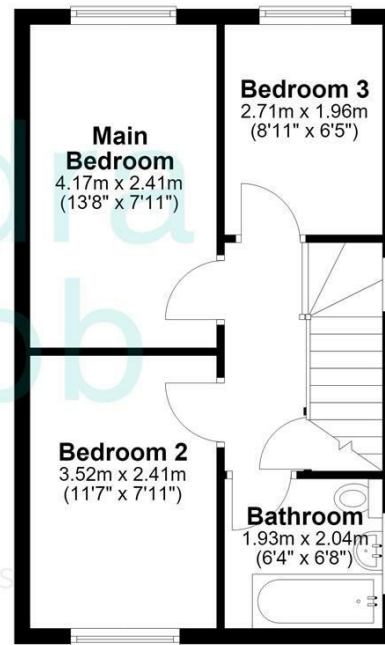
Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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