



32 Hurlfield Road | Sheffield | S12 2SB

Guide Price £120,000 to £130,000

Bell & Co Estates are delighted to present this spacious three-bedroom mid town house, ideally situated in a popular residential area of Sheffield. Upon entering, you are welcomed into the heart of the home is the large open-plan kitchen and dining room, offering an abundance of worktop and cupboard space together with ample room for family dining. Whether you're looking to modernise or simply personalise the space, the layout provides an excellent foundation to create a stunning contemporary kitchen, making this home the perfect blank canvas. Leading through to the impressive lounge, a generous living space filled with natural light and centred around a feature fireplace, this spacious reception room flows effortlessly into the conservatory at the rear, providing an additional reception space overlooking the garden and creating the perfect place to enjoy throughout the seasons. To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, home office or dressing room. The accommodation is completed by a shower room, fitted with a walk in shower, while useful built-in storage cupboards add further practicality. Externally, the property benefits from a driveway to the front providing convenient off-road parking. To the rear is a private enclosed garden.. Conveniently located close to a wide range of local amenities, supermarkets, schools and parks, the property also benefits from excellent transport links into Sheffield City Centre and surrounding areas. Call Bell & Co Estates now.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA - 826 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements