



## 39 Wayland Road, Sheffield

- No Chain
- Fabulous Larger Style Villa terrace
- One shower bathroom and one shower room
- Lower ground utility room and store
- Walking Distance to Endcliffe Park
- Ideal as investment or residential purchase
  - Four/five double bedrooms
  - Open plan kitchen/ dining room
- Close to Excellent Amenities at Sharrow Vale and Ecclesall
- Article 4 compliant and Licensed HMO I

**Guide Price £300,000**

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Guide price £300,000 - £315,000

An attractive, imposing, larger style four double bedroom Villa terrace with views towards Ecclesall Road and Fulwood. This well maintained property has been continuously let by the current owners since 2012 and generates approximately £21,300 per year. when It is available with vacant possession from 1st July and is ideal for investment or for residential use.

An internal inspection is recommended.

To the lower ground floor there is access to the utility room and basement storage. Stones steps lead to the front door to an inner hall, lovely bay windowed sitting room/bedroom , separate dining room, superb well fitted off shot kitchen. To the First Floor: is a bay window bedroom to the front , further double bedroom to the rear with a walk-in wardrobe and a shower room and a bathroom. To the second floor are two further double bedrooms, one with feature bay window and great views and the bedroom to the rear. Outside: to the rear is a courtyard garden with patio.

A great location, within a short walk of the excellent amenities at Sharrow Vale and Ecclesall Road with speciality shops, boutiques and first class restaurants and also within easy access of reputable Schools, the universities and hospitals and Endcliffe Park.







BASEMENT LEVEL  
317 sq ft. (29.4 sq.m.) approx.

GROUND FLOOR  
459 sq ft. (42.3 sq.m.) approx.

1ST FLOOR  
509 sq ft. (47.3 sq.m.) approx.

2ND FLOOR  
350 sq ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

### Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



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