

# HUNTERS®

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## Hunter Hill Road

S11 8UE

Offers Over £300,000



- Well presented throughout
- Kitchen diner
- Well regarded local schools
- Enclosed rear garden
- Air source heat pump installed

- Mid terraced
- Highly sought after location
- Excellent Amenities close by
- Double glazed throughout

Tel: 0114 267 2080

# Hunter Hill Road

S11 8UE

Offers Over £300,000



Hunters are delighted to present this superbly presented three bedroom mid terraced house which is located within the highly sought after suburb of Hunters Bar. Ideally suited to a first time buyer or young family it benefits from a superb dining kitchen and an enclosed private rear garden which does not allow rights of access from neighbouring properties. Briefly the ground floor accommodation comprises a bay windowed living room which has a feature fireplace and Air source heat pump, a large open plan dining kitchen which has engineered oak flooring, a range of high gloss fitted units with a layered bamboo worktop and integrated appliances which includes a slimline dishwasher and an under counter fridge, and access to the cellar. The first floor has a large double bedroom to the front with a useful under stairs cupboard, a well appointed family bathroom with a shower over the bath, a second bedroom and from the landing are stairs leading to a superb attic style bedroom with a dormer window to the rear and a Velux window to the front. Outside there is a small garden to the front while at the rear is a low maintenance enclosed rear garden with a brick built outside store.

## LIVING ROOM

Access is gained directly via a front facing composite door with window right above. The living room has the benefit of an Air Source Heat Pump which can save you money on fuel bills, central heating radiator, decorative coving to the ceiling. At the heart of the room is the carved timber fire surround sat on a raised slate hearth. A doorway then leads through to the inner lobby.

## INNER LOBBY

Having a central heating radiator, stairs rising to the first floor and a door opening to the dining room.

## DINING AREA

Having a rear facing Upvc window with central heating radiator beneath, decorative coving and central ceiling rose, wall, an engineered oak floor, a door then opens into the cellar head and the dining room is open plan to the fitted kitchen.

## KITCHEN

Fitted with contemporary high gloss wall and base units, complemented by a layered-bamboo, square edged work surface incorporated into which is a large stainless steel sink and drainer unit with mixer tap, which sits beneath a side facing double glazed Upvc window. Integrated appliances within the kitchen include an under counter fridge and slim line dishwasher and a stainless steel extractor hood. There is space for a 5 ring range cooker and plumbing for further freestanding appliances, tiled splash backs, under unit lighting and a continuation of the engineered oak flooring from the dining room. A side facing composite entrance door, provides access to and from the rear of the property.

## CELLAR HEAD

With useful storage shelves and power points. Stone steps lead down to cellar room.

## CELLAR ROOM

Storage area with room for free standing appliances.

## LANDING

The stairs rise to the first floor galleried landing, which has a built storage cupboard, a further staircase rising to the second floor and doors opening to the following rooms:

## BEDROOM ONE

Having a front facing Upvc double glazed window, with central heating radiator beneath and a useful under stairs storage cupboard.

## BEDROOM TWO

This good sized single bedroom would be ideal for a variety of uses. Includes a rear facing Upvc double glazed window and central heating radiator.

## BATHROOM

Having a white three piece comprising: panel bath with tiled surround and thermostatic mixer shower over, pedestal wash hand basin with mixer tap and low flush W.C. There is an obscured, rear facing Upvc double glazed window, ceramic tiling to the walls and floor.

## BEDROOM THREE

This spacious top floor bedroom has both a front facing Velux window and a rear facing Upvc double glazed dormer window, providing a light and airy top floor bedroom, with a central heating radiator, and a built in storage cupboard.

## EXTERNALLY

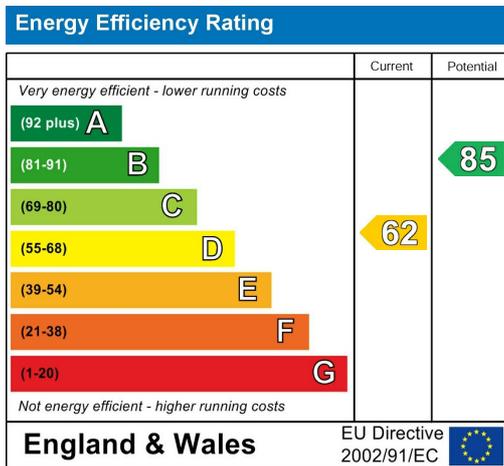
To the front of the property there is a low walled forecourt. To the rear there is a pleasant enclosed courtyard garden, mainly paved but with a mature copper beech tree, brick wall boundaries and a brick built outside store housing the boiler.

# Floorplan





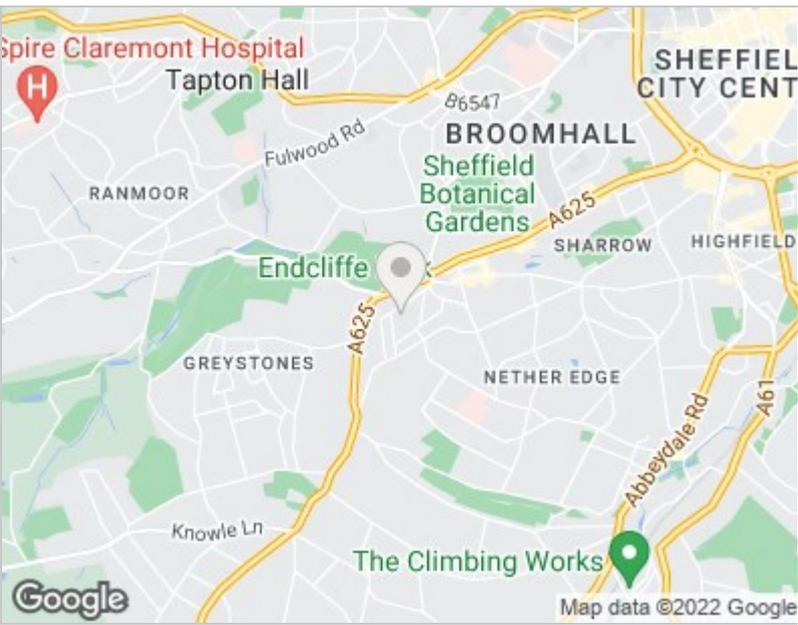
## Energy Efficiency Graph



## 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.

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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