



118 Bole Hill Lane, Sheffield

- Excellent five bed semi-detached property
- Four double bedrooms to the first floor with family bathroom
- Kitchen diner with fine views across the valley
- Landscaped rear garden with childs playhouse and home office
- Integral garage for a car or extra storage
- Master bedroom with en-suite
- A further double bedroom to the second floor and lounge area.
- Lower ground annexe prefect for independent living
- Off street parking for two cars

Guide Price £510,000

HUNTERS®

HERE TO GET *you* THERE

Guide Price £510,000 to £530,000

Hunters of hunters bar are delighted to bring to market this stunning semi-detached property, which is set in a great location and offers the perfect home for those looking for space in a extended home. With five doubled bedrooms, three bathrooms, lower ground annexe and views across the valley that are stunning. This is a rare opportunity to own something of this size and is truly unique.

On the ground floor, there is a large reception room and dining kitchen which is ideal for entertaining, and the fully-fitted kitchen with built-in appliances to make life easier.

Upstairs, on the first floor there are four double bedrooms which offer great space and storage for all of your needs, with the master bedroom enjoying a modern en-suite bathroom additional to the family bathroom.

To the second floor there is a further double bedroom and lounge area.

The property benefits from a lower ground floor annexe which can be accessed internally as well externally. It has its own kitchen, lounge, shower room and cloakroom and bedroom (currently setup as a gym) which is perfect for independent living.

Outside, the landscaped gardens extend to the rear, perfect for hosting events and enjoying the fine views. It also benefits for a child's playhouse and home office with power. To the front there is a driveway for up to two vehicles along with an integral garage which can be used for a car or extra storage.





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) A		
(81-91) B	82	
(69-80) C	71	
(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		



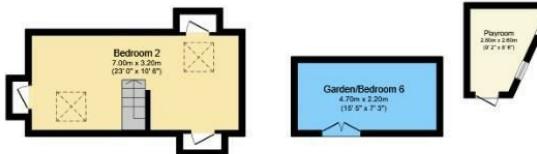
**Lower
Ground Floor**



Ground Floor



First Floor



**Second
Floor**



Outbuilding

Total floor area 223.6 sq.m. (2,407 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



546 Ecclesall Road, Sheffield, S11 8QA

Tel: 0114 267 2080 Email:
sheffield@hunters.com <https://www.hunters.com>

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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.