



HUNTERS[®]
HERE TO GET *you* THERE

237 Shirecliffe Road, Sheffield, S5 8XE

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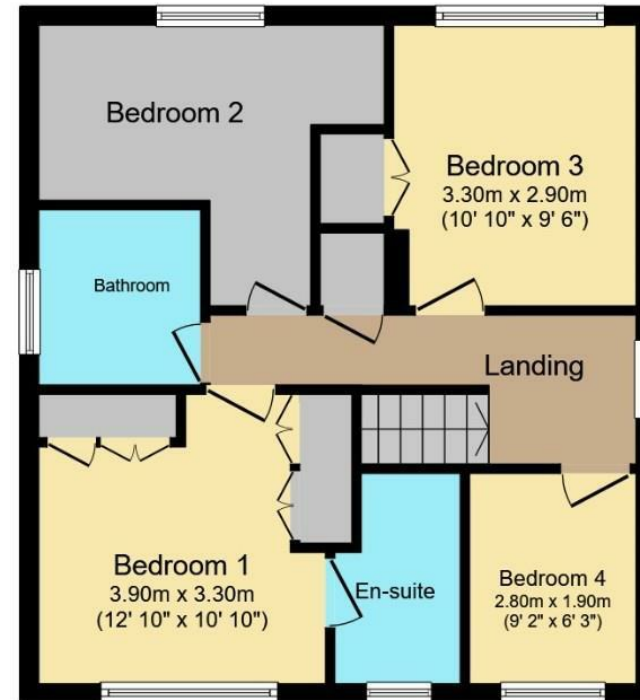
Asking Price £380,000

Hunters Hillsborough present an immaculate four / five bedroomed detached family home offering a double driveway and a large rear garden. Finished to a high standard, and an onward purchase secured, viewing is highly recommended. Entry via the front door into the entrance hallway with modern panelling decor. Elegant Cream Porcelain tiles run throughout most of the ground floor. The garage has been utilised into an occasional double bedroom with built in storage space and a front facing window. Stunning open plan kitchen diner with a granite kitchen island with storage cupboards and a wine cooler. The granite extends into a dining table with space for 8 chairs creating a luxury eating space. The kitchen has a good range of wall and base units with cream fronts and granite work surfaces, integrated appliances include a eye level electric oven, grill and microwave, gas hob, dishwasher and space for an American Style fridge freezer. Utility cupboard with plumbing for a washing machine and space for a dryer. French doors from the diner lead out to the rear garden. Private lounge with a media wall having a built in electric LED flame effect fire. Upstairs you will find three generous size double bedrooms all with built in cupboard space and a further good size bedroom with a built in three quarter double bed. The master bedroom is en suite comprising shower cubicle, W/C and sink basin. Family bathroom with a bath and centre taps, rainfall and handheld shower, W/C and sink basin. The front of the property has a double driveway, external electrics offering space for an EV charger, lawn and access via a secure gate to the rear of the property. Enclosed rear garden with two sheds included in the sale. Large decked area ideal for garden furniture and a family sized lawn.

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Ground Floor



First Floor

Total floor area 104.6 sq.m. (1,126 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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Local Area

Situated just a short drive from the popular district of Kelham Island. The Northern General Hospital is less than 2 miles away and the many shops, supermarkets and schools in the area are easily accessible.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

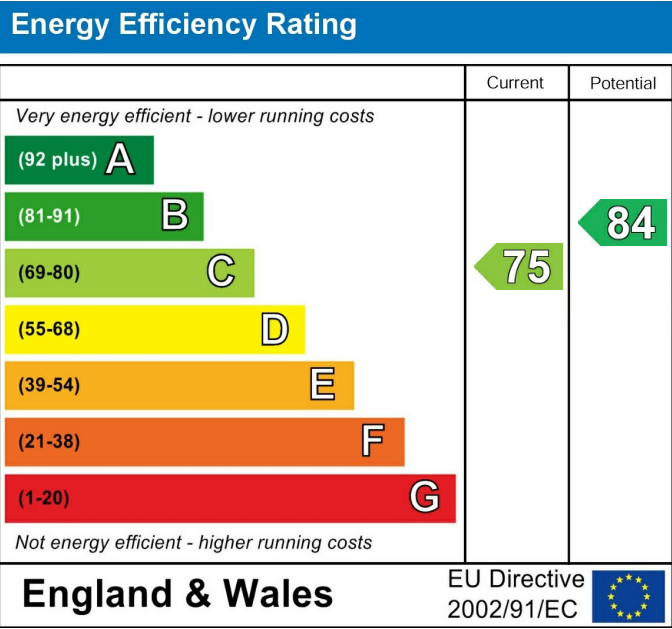
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS



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. 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.









