



## Honeysuckle Road

Sheffield, S5 6FF

Guide Price £150,000 - £160,000



- 2 BED MID TERRACE
- READY TO JUST MOVE IN
- OPENPLAN LAYOUT
- ALLOCATED PARKING
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- SPACIOUS DIMENSIONS THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

# Honeysuckle Road

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GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! Nestled on Honeysuckle Road in the sought-after S5 area of Sheffield, this beautifully presented mid-terrace house offers a perfect blend of modern living and comfort. With two spacious double bedrooms and two well-appointed bathrooms, this home is ideal for families or professionals seeking a stylish retreat.

Upon entering, you are greeted by a welcoming hallway that leads to a stunning open plan kitchen, living, and dining area. This bright and airy space is perfect for entertaining, featuring patio doors that open onto a lovely rear garden, seamlessly blending indoor and outdoor living. The property also boasts a convenient downstairs WC, enhancing its practicality. The generous bedrooms provide ample space for relaxation, while the family bathroom is designed with modern fixtures for your convenience.

Externally, the property enjoys excellent kerb appeal, complemented by allocated parking for one vehicle. The rear garden offers a tranquil space for outdoor enjoyment, perfect for family gatherings or quiet evenings. An added bonus is the inclusion of solar panels, promoting energy efficiency and sustainability.

Situated in a brilliant commuter location, this home is well-served by good bus routes and is just minutes away from the M1 motorway, making it ideal for those who travel frequently. Additionally, residents will benefit from a variety of nearby amenities and access to reputable schools, ensuring a well-rounded lifestyle.

This superb property is truly ready to move into, with no upward chain, making it an excellent opportunity for prospective buyers. Early viewing is strongly recommended to avoid disappointment and secure this delightful home.

## ENTRANCE HALLWAY

A welcoming entrance hallway with doors leading to all ground floor rooms, a wall-mounted radiator and stairs rising to the first floor.

## KITCHEN

9'2 x 7'10 (2.79m x 2.39m)

A modern kitchen fitted with a range of white wall and base units with contrasting black laminate worksurfaces and white tiled splashback. Comprising a white composite sink with black mixer tap, electric oven, gas hob with extractor above and integrated dishwasher. A cupboard houses the combi boiler, with space for a fridge freezer and undercounter space for a washing machine. Finished with ceiling spotlights, the kitchen flows seamlessly into the open plan living and dining area, creating a fantastic sociable space perfect for modern family living.

## LIVING/DINING ROOM

16'9 x 14'1 (5.11m x 4.29m)

A superb open plan living, kitchen and dining space benefiting from dual aspect uPVC windows and patio doors leading directly onto the garden, flooding the room with natural light. Further comprising two radiators, aerial point and telephone point.

## DOWNSTAIRS W/C

A great addition to the home, comprising a white WC, white pedestal sink, radiator and extractor fan.

## LANDING

A light and airy landing with uPVC window, useful storage cupboard, loft hatch and radiator.

## MASTER BEDROOM

16'5 x 7'7 (5.00m x 2.31m)

A spacious double bedroom benefiting from two uPVC windows, two radiators, aerial point and telephone point.

## BEDROOM 2

13'5 x 8'10 (4.09m x 2.69m)

A further double bedroom with two uPVC windows

overlooking the garden, two radiators and telephone point.

## BATHROOM

8'10 x 5'3 (2.69m x 1.60m)

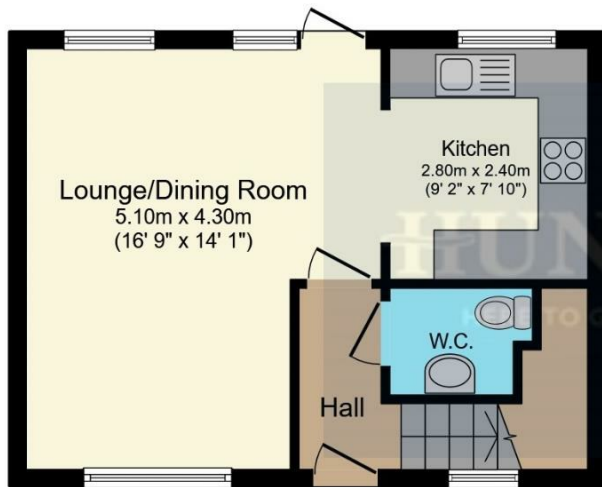
A great family bathroom comprising a white pedestal sink, low flush WC, bath with electric shower over, extractor fan and frosted uPVC window. The property further benefits from solar panels which heat the water supply.

## EXTERIOR

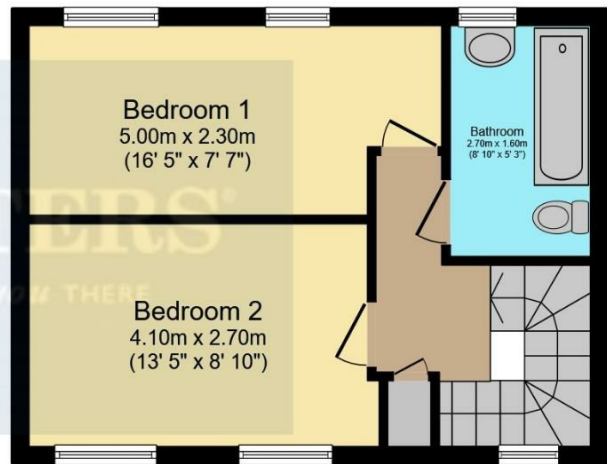
To the front, the property enjoys lovely kerb appeal with established shrubs and edging, bin store and outdoor lighting.

To the rear, the garden is mainly laid to lawn with a decking area and patio, along with a shed for outdoor storage. Rear access leads conveniently to the allocated parking area.

# Floorplan



**Ground Floor**

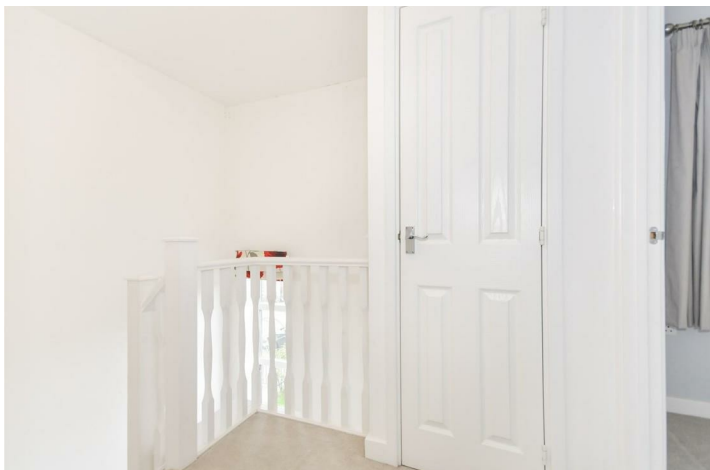


**First Floor**

Total floor area 69.4 sq.m. (747 sq.ft.) approx

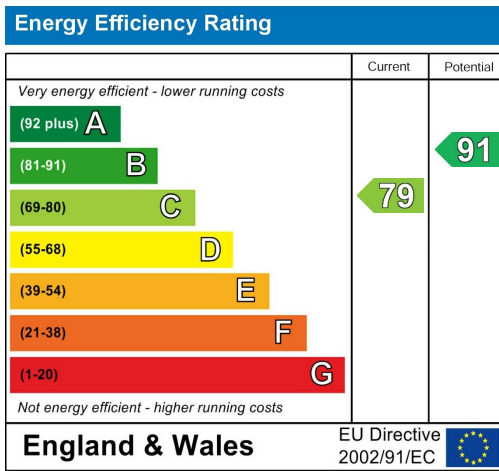
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







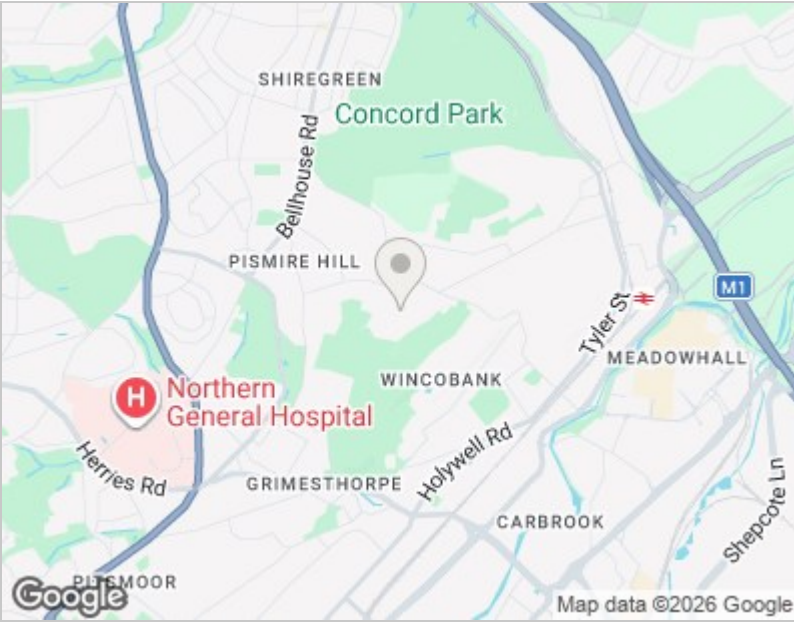
## Energy Efficiency Graph



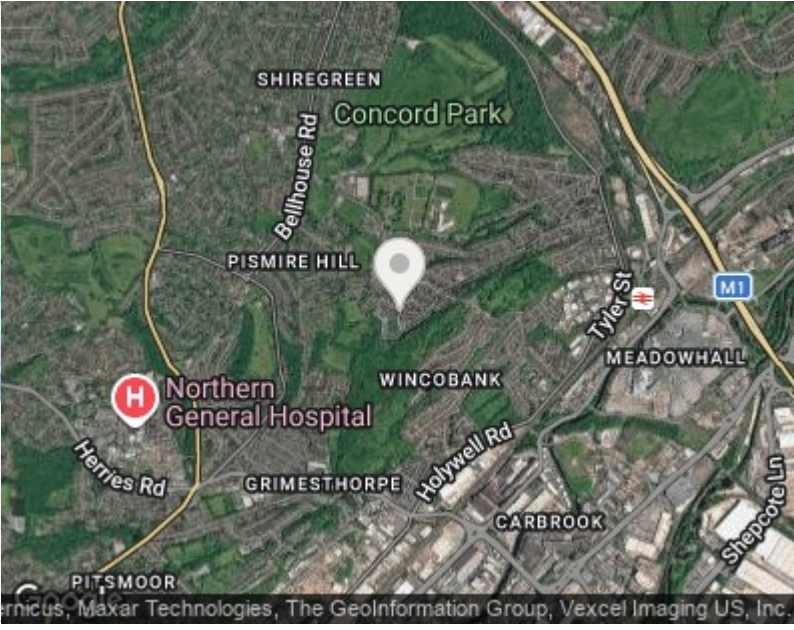
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

