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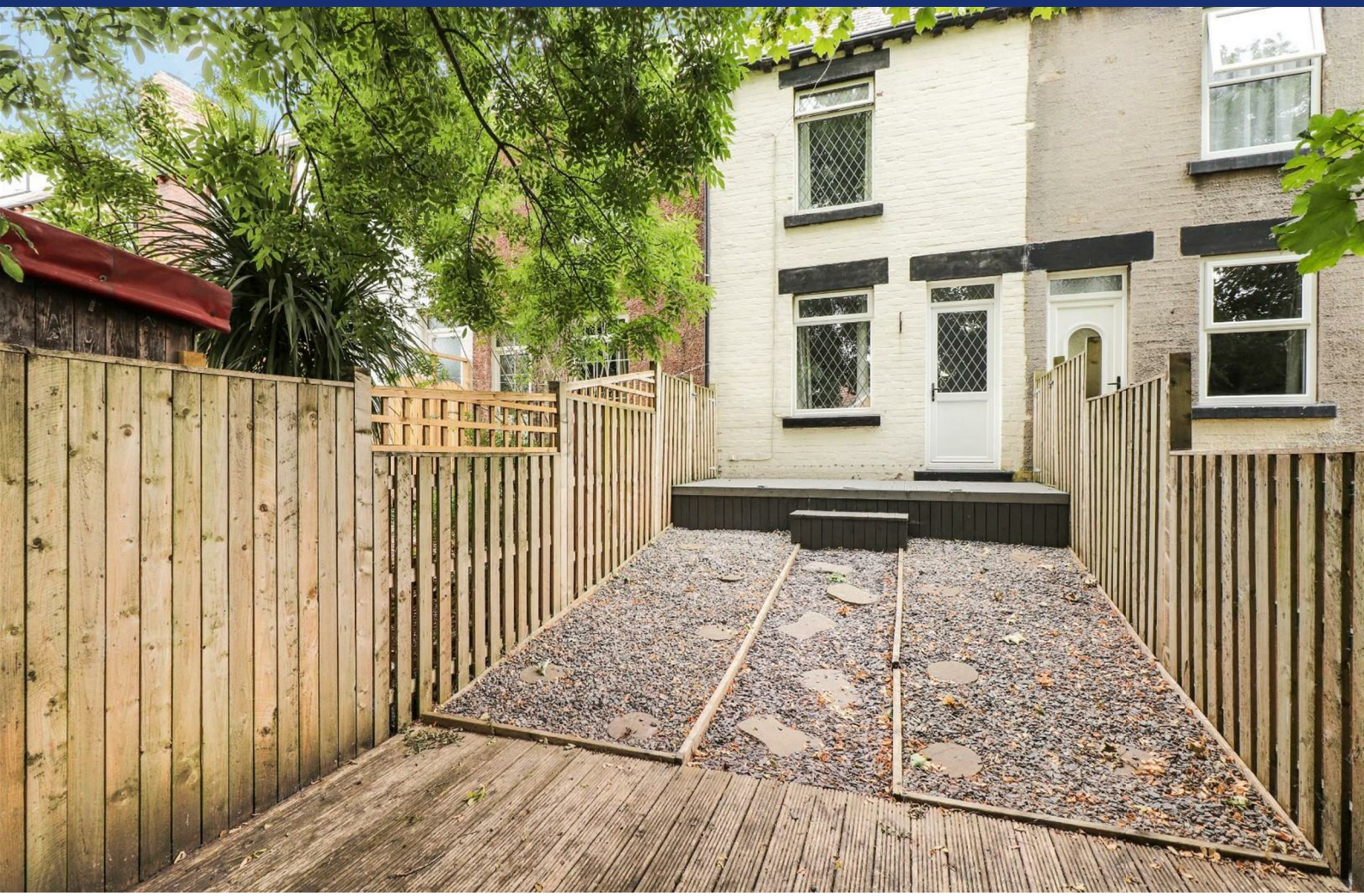

Hall View

Chapeltown, Sheffield, S35 2TQ

Offers In The Region Of £140,000

2 1 1 D

- 2 BED MID TERRACE
- GENEROUS DIMENSIONS
- ADDITIONAL SPACE FOR POSSIBLE HOME OFFICE
- OFF ROAD PARKING SPACE FOR ONE CAR
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- LOW MAINTENANCE DECKED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

Hall View

Chapeltown, Sheffield, S35 2TQ

Offers In The Region Of £140,000

NO UPWARD CHAIN! Nestled in the desirable commuter area of Chapeltown, Sheffield situated off the main road, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space.

Generous dimensions and modern decor flow throughout the house, creating an inviting atmosphere that is both stylish and practical. The property features two spacious double bedrooms, perfect for relaxation or accommodating guests. Additionally, there is a dedicated office space on the top floor, ideal for those who work from home or require a quiet area for study. The contemporary kitchen is designed with functionality in mind and the serene bathroom offers a tranquil retreat, ensuring a refreshing start or end to your day. For added convenience, the property includes a cellar, providing ample storage space to keep your home clutter-free.

Step outside to discover a low-maintenance garden, predominantly decked, which serves as a peaceful oasis. This outdoor space backs onto a leafy woodland, offering a delightful backdrop for relaxation or entertaining.

With its appealing features and prime location, this well-presented two-bedroom home is sure to attract interest. Early viewing is strongly recommended to avoid disappointment and secure this delightful property as your new home.

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KITCHEN

10'11 x 8'11 (3.33m x 2.72m)

A well-appointed kitchen fitted with a range of cream wall and base units with wood effect laminate worktops. Comprising a stainless steel sink with chrome mixer tap, electric oven, four-ring gas hob with extractor above, integrated fridge freezer and undercounter space for a washing machine. Finished with grey laminate flooring, one radiator, a front-facing uPVC window and a frosted uPVC barn door. A door leads through to the cellar.

LIVING ROOM

12'2 x 12'2 (3.71m x 3.71m)

A warm and inviting living room featuring an electric fire with traditional fire surround, finished with neutral décor and wall lights. Further comprising a BT point, TV aerial point and a frosted uPVC door leading onto the raised decking area to the rear.

MASTER BEDROOM

12'1 x 10,4 (3.68m x 3.05m,1.22m)

A master bedroom with grey laminate flooring, one radiator and a storage cupboard offering ideal wardrobe space.

BEDROOM 2

10'11 x 9'0 (3.33m x 2.74m)

A further double bedroom with grey laminate flooring, one radiator and a storage cupboard with rail and shelving, also housing the wall-mounted boiler.

LANDING

The spacious top floor landing is a wonderfully versatile space, bathed in natural light through a Velux window and complete with radiator — perfect as a home office, dressing area or reading nook.

BATHROOM

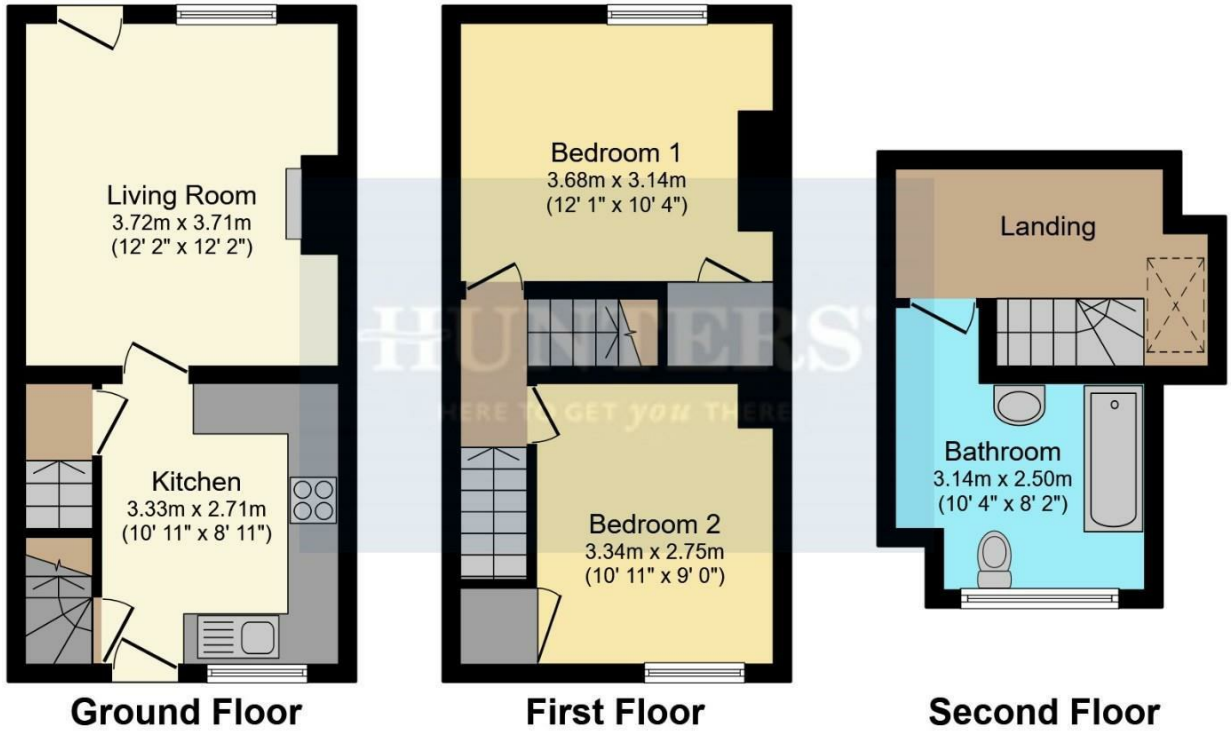
10'4 x 8'2 (3.15m x 2.49m)

A generously sized, modern bathroom partially tiled in serene cream tones with matching floor tiles, comprising a P-shaped bath with shower over, pedestal sink with wall mounted mirrored cabinet, low flush WC, chrome towel radiator and frosted uPVC window.

EXTERIOR

To the rear, the property benefits from a well landscaped, low maintenance outdoor space offering a rang of decked patio areas and a pebbled area — perfect for relaxing with minimal upkeep. To the front of the property is allocated off road space to park a car.

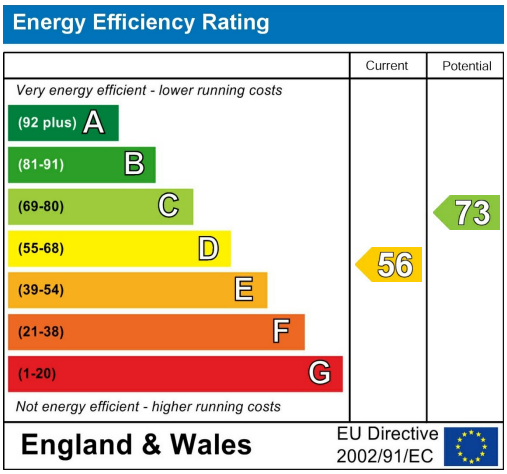
Floorplan

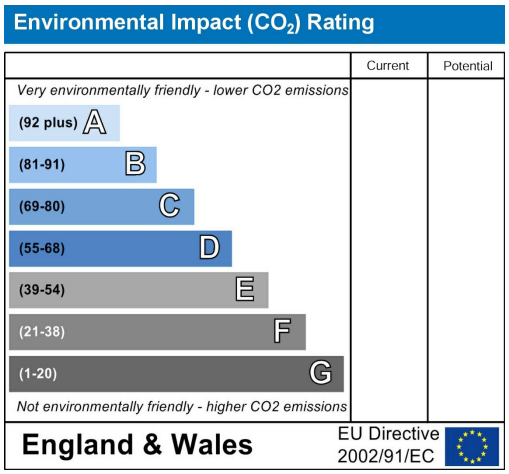


Total floor area 72.1 m² (776 sq.ft.) approx

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

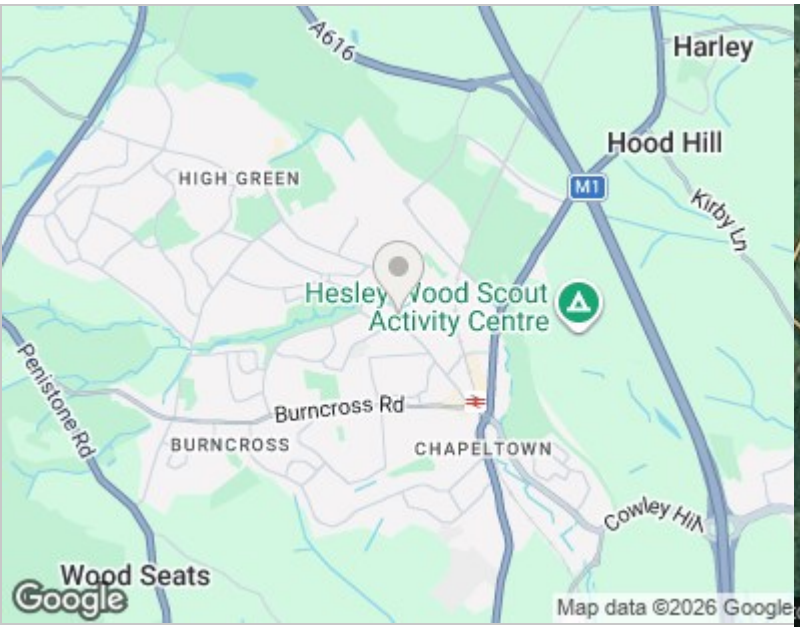




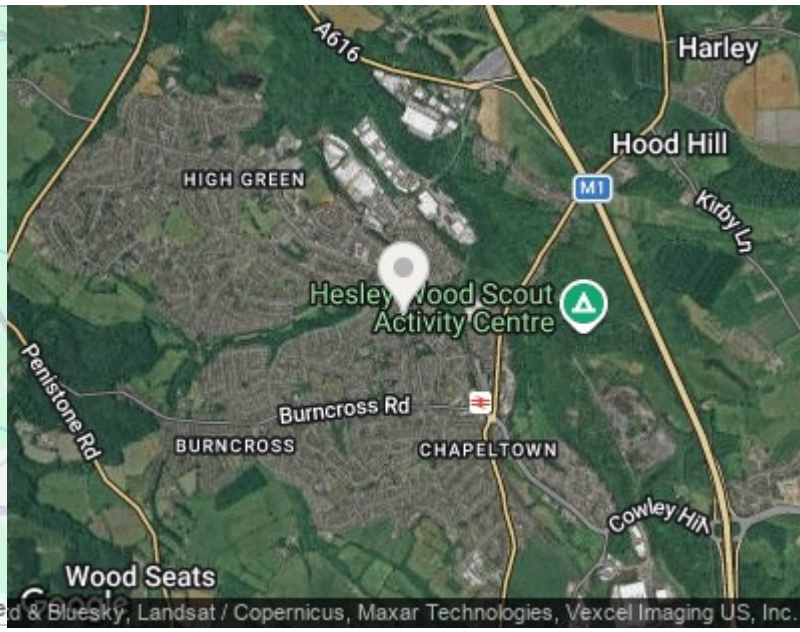
Viewing

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



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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. 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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The Property Ombudsman