



Hurst Green

High Green, Sheffield, S35 4NH

Guide Price £100,000 - £110,000



- 3 BED TERRACE
- IN NEED OF SOME UPGRADING
- SCOPE TO RECONFIGURE THE LAYOUT
- GREAT FIRST TIME BUY OR RENTAL PORTFOLIO ADDITION
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- POTNETIAL TO CREATE A LARGE KITCHEN/DINER
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £100,000 - £110,000. Welcome to this deceptively spacious three-bedroom semi-detached home, located in the highly sought-after area of High Green, Sheffield. This property presents an excellent opportunity for first-time buyers or those looking to expand their rental portfolio. While it may require some tender loving care, it boasts immense potential for transformation.

As you step inside, you will find generous room dimensions that offer a blank canvas for your creative vision. There is ample scope to knock through and create a large kitchen/diner, perfect for entertaining family and friends. The home already features a modern bathroom, ensuring comfort from the outset. Additionally, the property is equipped with plenty of fitted storage throughout, helping to keep your living spaces tidy and organised. A rear porch adds practicality, complete with two useful store rooms.

Briefly comprising entrance hall, downstairs WC, living room, kitchen/diner, two store rooms, rear porch, three good sized bedrooms and modern family bathroom.

The exterior of the property is equally appealing, with well-stocked, colourful gardens to both the front and rear, providing a delightful outdoor space to enjoy.

Situated in a good commuter location, this home is just a short drive from the M1 motorway, with direct roads leading to Sheffield, Barnsley, and Rotherham. The area is surrounded by reputable schools, making it an ideal choice for families, and is conveniently close to a variety of amenities.

In summary, this charming terraced house in High Green is a fantastic opportunity for those looking to create their dream home in a vibrant community. With its spacious layout and potential for improvement, it is not to be missed.

ENTRANCE HALL

16'06 x 6'01 (5.03m x 1.85m)

A roomy and welcoming entrance hall, boasting a built-in cloakroom/closet providing useful storage right from the off, whilst a wall mounted radiator ensures a warm welcome whatever the weather. Stairs rise to the first floor, and doors lead through to the living room, kitchen and downstairs WC.

DOWNSTAIRS WC

5'0 x 2'11 (1.52m x 0.89m)

A handy addition to any busy household. Comprising a low flush WC, wall mounted hand basin and frosted uPVC window, a compact but practical downstairs WC.

LIVING ROOM

16'6 x 9'3 (5.03m x 2.82m)

A spacious and light-filled living room hosting a large front facing uPVC window, drenching the room in natural light, creating a bright and uplifting space throughout the day. Aerial and telephone points are in place for all the modern day essentials, whilst a wall mounted radiator keeps things comfortable. A generous canvas ready for your own personal touch.

KITCHEN/DINER

10'6 x 9'9 (3.20m x 2.97m)

Here lies one of the most exciting opportunities this property has to offer. Currently hosting solid wood base units with contrasting cream work surfaces, an inset stainless steel sink and drainer, inset gas hob with extractor hood above, integrated electric oven, wall mounted boiler and under counter space and plumbing for a washing machine — the real potential here is what it could become. With the option to knock through into the neighbouring store room, there is a genuine opportunity to create a sizeable and impressive kitchen/diner that would transform the entire ground floor. A rear facing uPVC window, wall mounted radiator, aerial point and doors leading to the store rooms and rear porch complete the space.

LANDING

10'2 x 6'2 (3.10m x 1.88m)

A roomy and well-proportioned landing that serves the upper floor with ease. A large built-in airing cupboard houses the water tank whilst providing useful additional storage. A loft hatch provides access above, and doors lead off to all three bedrooms and the family bathroom.

BEDROOM 1

14'3 x 9'5 (4.34m x 2.87m)

A light, airy and generously sized double bedroom that delivers on both space and storage. An impressive wall of

modern cream gloss fitted wardrobes makes a real statement whilst keeping everything neatly out of sight, complemented by a further built-in storage cupboard for those extra bits and pieces. A wall mounted radiator and front facing uPVC window complete the room.

BEDROOM 2

32'9"3'3" x 29'6"6'6" (10'1 x 9'2)

A further well-sized double bedroom, again offering an excellent level of fitted storage. A wall of sliding mirrored wardrobes maximises the storage space, with a further built-in storage cupboard adding yet more practicality. A wall mounted radiator and rear facing uPVC window complete the room.

BEDROOM 3

32'9"19'8" x 19'8"6'6" (10'6 x 6'2)

A versatile and well-proportioned third room that lends itself to a variety of uses — a good sized single bedroom, a nursery for a growing family, or a dedicated home office for those working from home. A wall mounted radiator and front facing uPVC window keep the space comfortable and bright, making it a practical addition whatever you choose to do with it.

BATHROOM

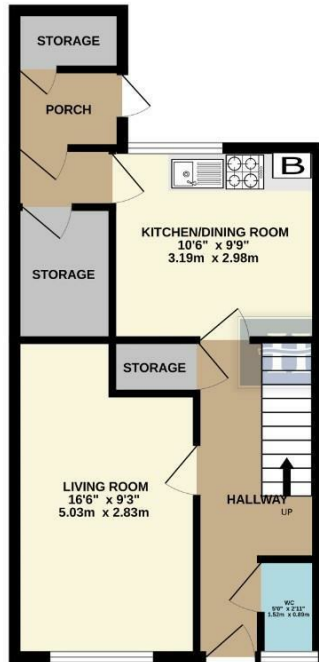
A generously sized family bathroom, fully tiled in serene natural tones that instantly create a calm feel. The large walk-in shower cubicle with electric shower is a real highlight, whilst the contemporary light wood vanity unit with inset sink adds a stylish, modern touch. A low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window complete this contemporary bathroom.

EXTERIOR

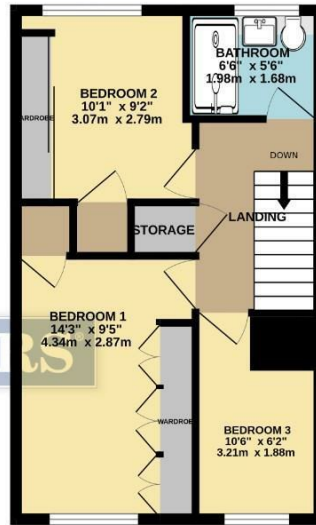
The property presents itself beautifully from the front, with a low maintenance pebbled garden dotted with established colourful shrubs that add a cheerful splash of kerb appeal throughout the seasons — smart, tidy and immediately inviting. To the rear, the fully enclosed, charming garden is a real delight. A path runs up the centre of the space, flanked on either side by heavily laden flower beds bursting with colour.

Floorplan

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Graph

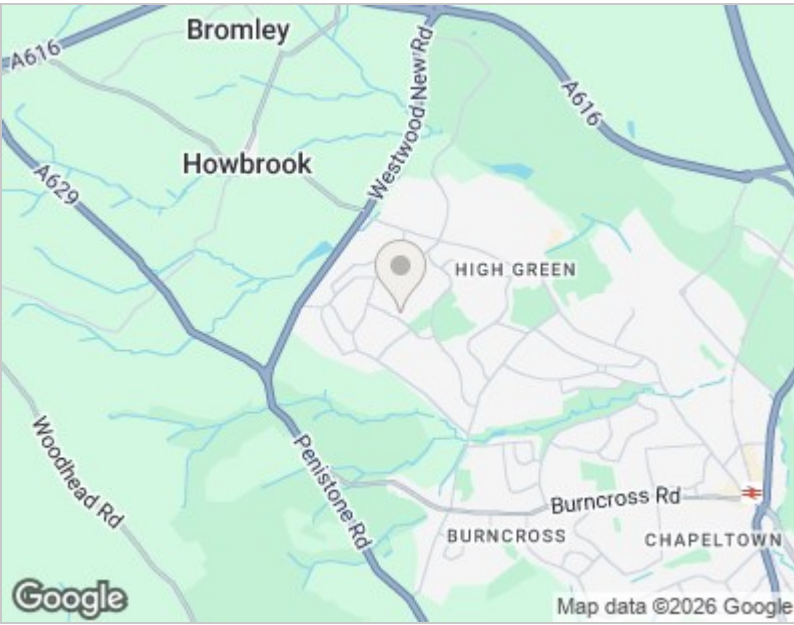
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

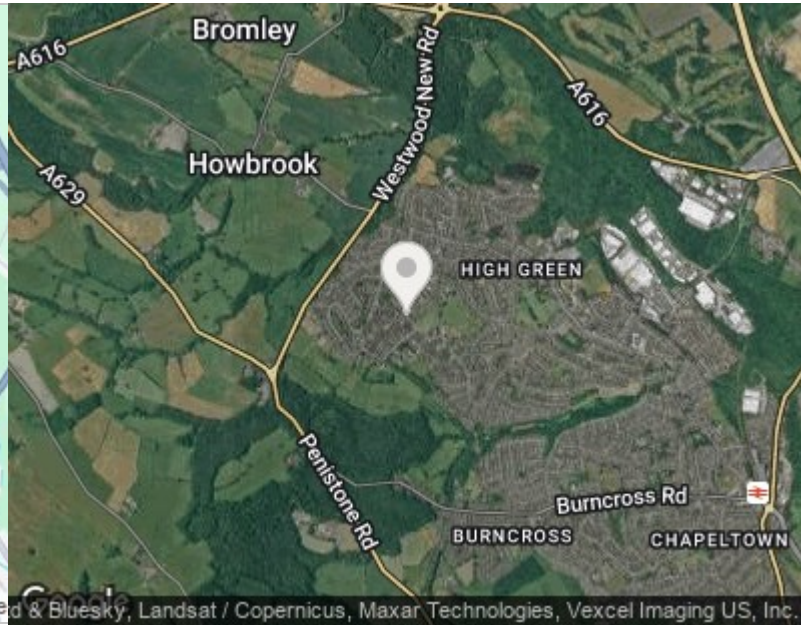
Viewing

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.

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