



Harcourt Rise

Chapeltown, Sheffield, S35 1QD

Guide Price £230,000 - £240,000



- 3 BED SEMI DETACHED
- CONTEMPORARY BATHROOM
- GENEROUS DIMENSIONS
- PRIVATE PLOT
- GOOD COMMUTER LOCATION

- STYLISH KITCHEN/DINER
- NEUTRAL DECOR
- LARGE CORNER PLOT WITH PLENTY OF SCOPE TO EXTEND IF DESIRED
- OFF ROAD PARKING
- COUNCIL TAX BAND B

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GUIDE PRICE £230,000 - £240,000. Nestled in the desirable area of Harcourt Rise, Chapelton, Sheffield, this charming three-bedroom semi detached house offers a perfect blend of modern living and outdoor space. Set on a very private sweeping corner plot, the property is set in a very popular commuter location, walking distance to an array of amenities including the local train station, surrounded by reputable schools, minutes from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley.

Upon entering, you will be greeted by a sleek new kitchen/diner that is both stylish and functional, ideal for those who enjoy cooking and entertaining. The contemporary bathroom complements the home's modern aesthetic, ensuring comfort and convenience for all residents. The interior features neutral décor throughout, allowing for a personal touch to be added with ease. In addition to its attractive living spaces, this property also offers the convenience of off-road parking, making it an ideal choice for families or professionals alike. The property boasts large gardens both to the front and back, providing ample room for relaxation and outdoor activities.

Briefly comprising entrance porch, entrance hall, living room, kitchen diner, three good sized bedrooms and family bathroom.

This delightful home in Chapelton is sure to appeal, a stylish, easy to move into home, with plenty of scope to make it your own! Don't miss the opportunity to make this lovely house yours, avoid disappointment and book your viewing today!

ENTRANCE PORCH

Through a glazed uPVC door leads into a handy entrance porch, perfect for muddy paws or wellies, comprising uPVC windows and door leading to entrance hall.

ENTRANCE HALL

Boasting a large built in cloak/storage cupboard, wall mounted radiator, stairs rising to the first floor and door leading into the living room.

LIVING ROOM

15'7" x 11'0" (4.75 x 3.36)

A light and airy, spacious living area drenched in natural light through a large front facing uPVC bay window, also hosting a charming electric flame effect fire with marble surround giving a great focal point to the room and cosy feel in the wintry months, also comprising under stairs storage cupboard, aerial point, telephone point and wall mounted radiator.

KITCHEN/DINER

14'9" x 8'9" (4.5 x 2.68)

A sleek and stylish kitchen/diner hosting an array of grey wall and base units providing plenty of storage space, contrasting marble effect work surfaces, inset grey composite sink with chrome mixer tap, integrated electric hob, electric oven and stainless steel extractor hood above, other integrated appliances include: tall fridge/freezer., washing machine and dishwasher, large built in storage cupboard that also houses the Combi boiler, wall mounted radiator, two uPVC windows and uPVC French doors opening out into the garden creating a great social space.

LANDING

A roomy landing comprising uPVC window, loft hatch leading to a partially boarded loft with lighting and doors leading to all bedroom and bathroom.

BEDROOM 1

14'5" x 8'3" (4.4 x 2.54)

A good sized double bedroom comprising large front facing uPVC window, aerial point and wall mounted radiator.

BEDROOM 2

14'5" x 8'3" (4.4 x 2.54)

A further double bedroom, comprising fresh white décor, large rear facing uPVC window and wall mounted radiator.

BEDROOM 3

9'10" x 6'1" (3 x 1.86)

Currently used as a nursery but would make a good single bedroom or home office, hosting a large built in storage cupboard, wall mounted radiator and front facing uPVC window.

BATHROOM

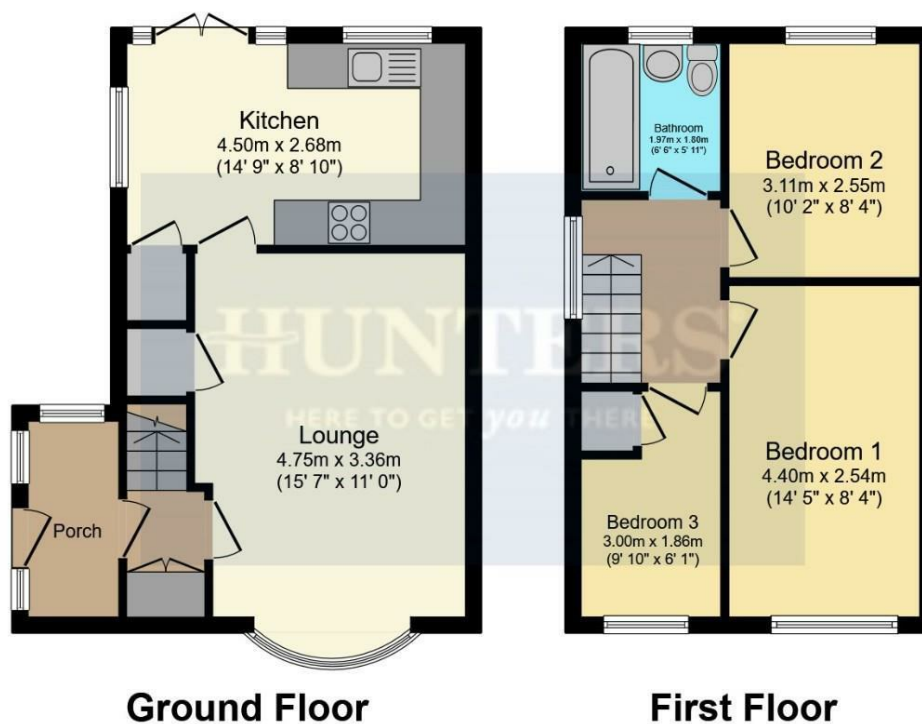
6'5" x 5'10" (1.97 x 1.8)

A generously sized, contemporary family bathroom, fully panelled in marble effect panels, white bath with drench shower over, white gloss vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spotlights and frosted uPVC window.

EXTERIOR

The property boasts a large, sweeping corner plot offering plenty of scope to extend the property if desired. The plot is surrounded by establish hedges which adds to the privacy of the gardens. There are sun drenched neat lawns to the front, back and side of the property, all surrounded by established, well stocked borders and flowers beds that come to life in spring/summer, a slabbed patio with gazebo provides the perfect spot to sit or entertain in the summer months, a shed offers ample outdoor storage and all complete with an outdoor tap. To the side of the property is a driveway providing off road parking.

Floorplan



Total floor area 72.8 m² (784 sq.ft.) approx

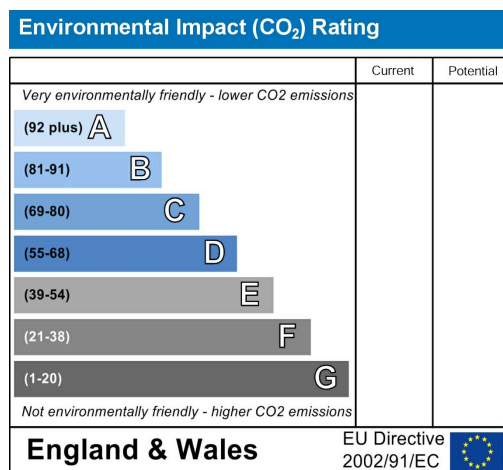
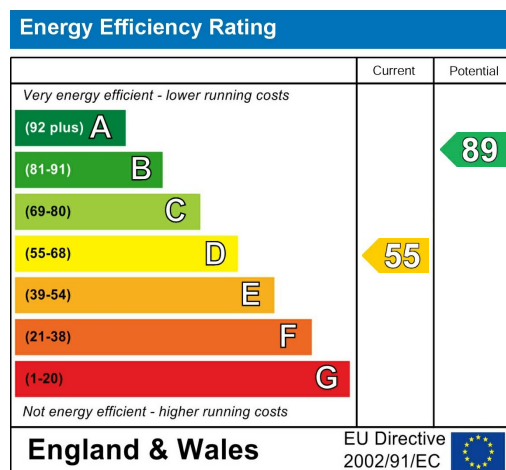
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







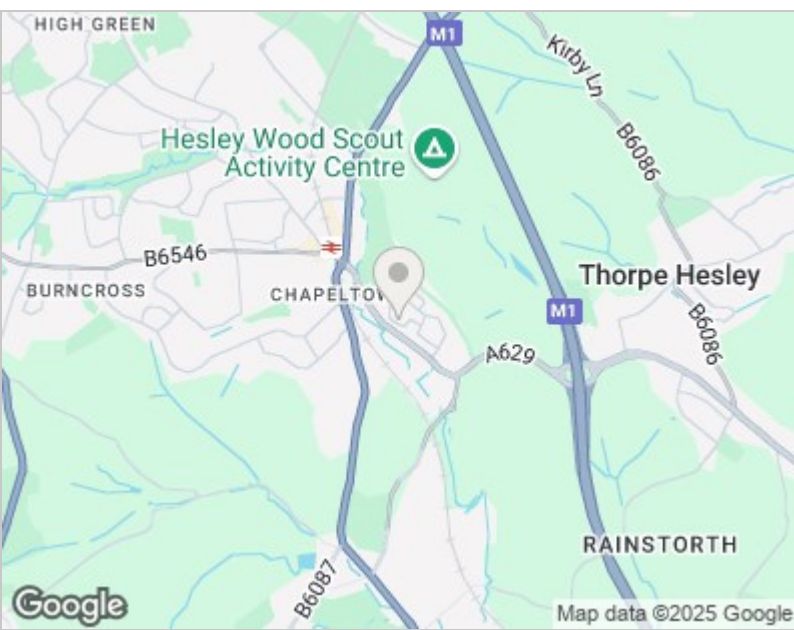
Energy Efficiency Graph



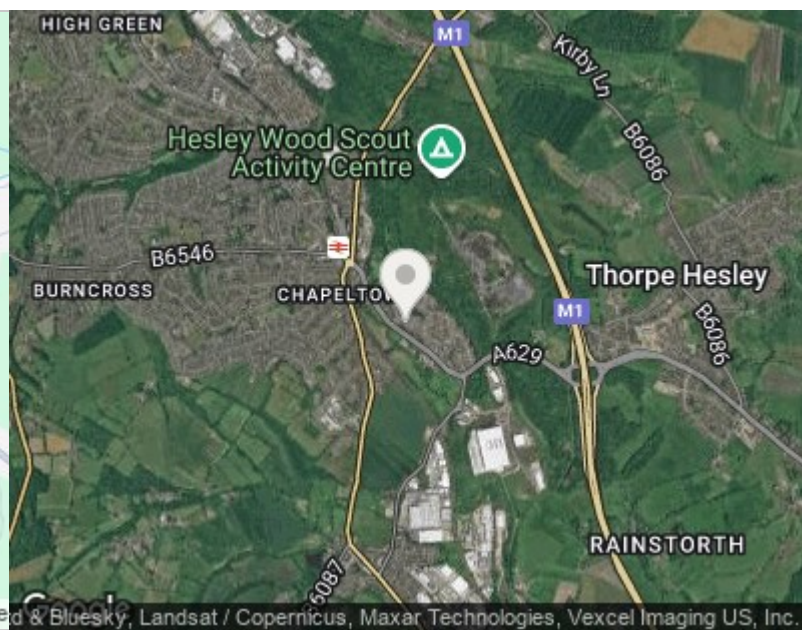
Viewing

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.

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