

# HUNTERS®

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## White Lane

Chapeltown, Sheffield, S35 2YH

Offers In Excess Of £300,000



- 4 BEDROOM DETACHED
- IN NEED OF UPGRADING
- SURROUNDED BY WOODLAND
- DOUBLE GARAGE
- EPC RATING TBC
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- PLENTY OF POTENTIAL
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND F

Tel: 0114 257 8999

# White Lane

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Offers In Excess Of £300,000



**NO UPWARD CHAIN! LOOKS CAN BE DECEIVING, THE POTENTIAL IS HUGE!** This impressive family home is in need of some TLC but the plot size, the position and the amount of accommodation on offer is certainly not to be overlooked. Positioned on a popular road in the perfect commuter location of Chapeltown, facing and backing onto woodland is this superbly sized family home, within walking distance of an array of amenities including the local train station, surrounded by reputable schools, 5 minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. Although needing substantial upgrades the property itself boasts generous dimensions throughout with 4 double bedrooms and the possibility of a fifth downstairs if required, a sizeable master suite with ensuite, large living space, double garage, sizeable sun terrace and neat gardens to the front and rear. Briefly comprising entrance hall, downstairs WC, breakfast kitchen, dining room, living room, study, two utility rooms, master bedroom with ensuite, three further double bedrooms and family bathroom.

This property won't be around for long...book now to avoid disappointment!

## Entrance Hall

11'09" x 8'11" (3.58m" x 2.72m")

Through a glazed uPVC door leading into the entrance hall, comprising wall mounted radiator, glazed window, stairs rising to the first floor and doors leading to study, WC and opening out into the dining room.

## Downstairs WC

6'05" x 2'10" (1.96m" x 0.86m")

A handy addition to any busy household comprising white pedestal sink, low flush WC, wall mounted radiator and glazed window.

## Breakfast Kitchen

18'08" x 10'05" (5.69m" x 3.18m")

A substantially sized breakfast kitchen, offering an array of wall and base units and matching island, integrated electric hob and oven with extractor hood above, inset stainless steel one and half bowl sink and drainer, under counter space for fridge, wall mounted radiator, large double glazed window overlooking the garden and glazed uPVC door leading to the rear garden.

## Dining Room

18'08" x 11'08" (5.69m" x 3.56m")

A light and airy dining room drenched in natural light through a large rear facing uPVC window, comprising damaged parquet flooring, wall mounted radiator, telephone point and a stone built bar separates the dining room and living room. A great entertaining space.

## Living Room

20'11" x 18'04" (not including the bay) (6.38m" x 5.59m" (not including the bay))

An impressively large living room flooded with natural light through a large uPVC bay, with floor to ceiling, windows and sliding doors that lead directly out onto the patio, a charming stone built fireplace takes center stage with a coal effect gas stove creating a cosy feel in the wintry months, also comprising front facing uPVC window, wall mounted radiator and aerial point.

## Utility Room

9'00" x 8'03" (2.74m" x 2.51m")

Comprising pedestal sink, plumbing for a washing machine, glazed window, doors leading to the garage and boiler room and a further uPVC glazed door leading to the rear garden.

## Boiler Room

8'03" x 8'05" (2.51m" x 2.57m")

Comprising boiler, two glazed windows, lighting and sockets.

## Study

11'09" x 10'05" (3.58m" x 3.18m" )

The perfect home office, play room or even a fifth downstairs bedroom if required, comprising front facing uPVC window and wall mounted radiator.

## Landing

A roomy landing offering a large built in storage cupboard, loft hatch and doors leading to all bedrooms and family bathroom.

## Master Bedroom

20'11" x 19'07" (at widest points) (6.38m" x 5.97m" (at widest points))

A spacious master suite offering an array of fitted wardrobes and drawers, windows to the front and rear elevation, two wall mounted radiators and aerial point. Swinging doors lead to the ensuite bathroom.

## Ensuite Bathroom

11'11" x 7'11" (at widest points) (3.63m" x 2.41m" (at widest points))

A generously sized ensuite, fully tiled, comprising sunken corner bath, double shower cubicle, pedestal sink, low flush WC, bidet, wall mounted radiator, decorative wall lights and frosted window.

## Bedroom 2

19'07" x 11'06" (at widest points) (5.97m" x 3.51m" (at widest points))

A large double bedroom hosting a wall of fitted wardrobes, two front facing uPVC window and wall mounted radiator.

## Bedroom 3

11'08" x 10'04" (3.56m" x 3.15m")

A further good sized double bedroom comprising rear facing uPVC window and wall mounted radiator.

## Bedroom 4

11'09" x 10'05" (3.58m" x 3.18m")

A good sized double bedroom comprising rear facing uPVC window, wall mounted radiator and glazed slim uPVC door leading out onto the vast sun terrace complete with white iron railings around.

## Bathroom

6'11" x 6'04" (2.11m" x 1.93m")

This fully tiled family bathroom comprises bath with electric shower over, pedestal sink, low flush WC, wall mounted radiator and frosted double glazed window.

## Double Garage

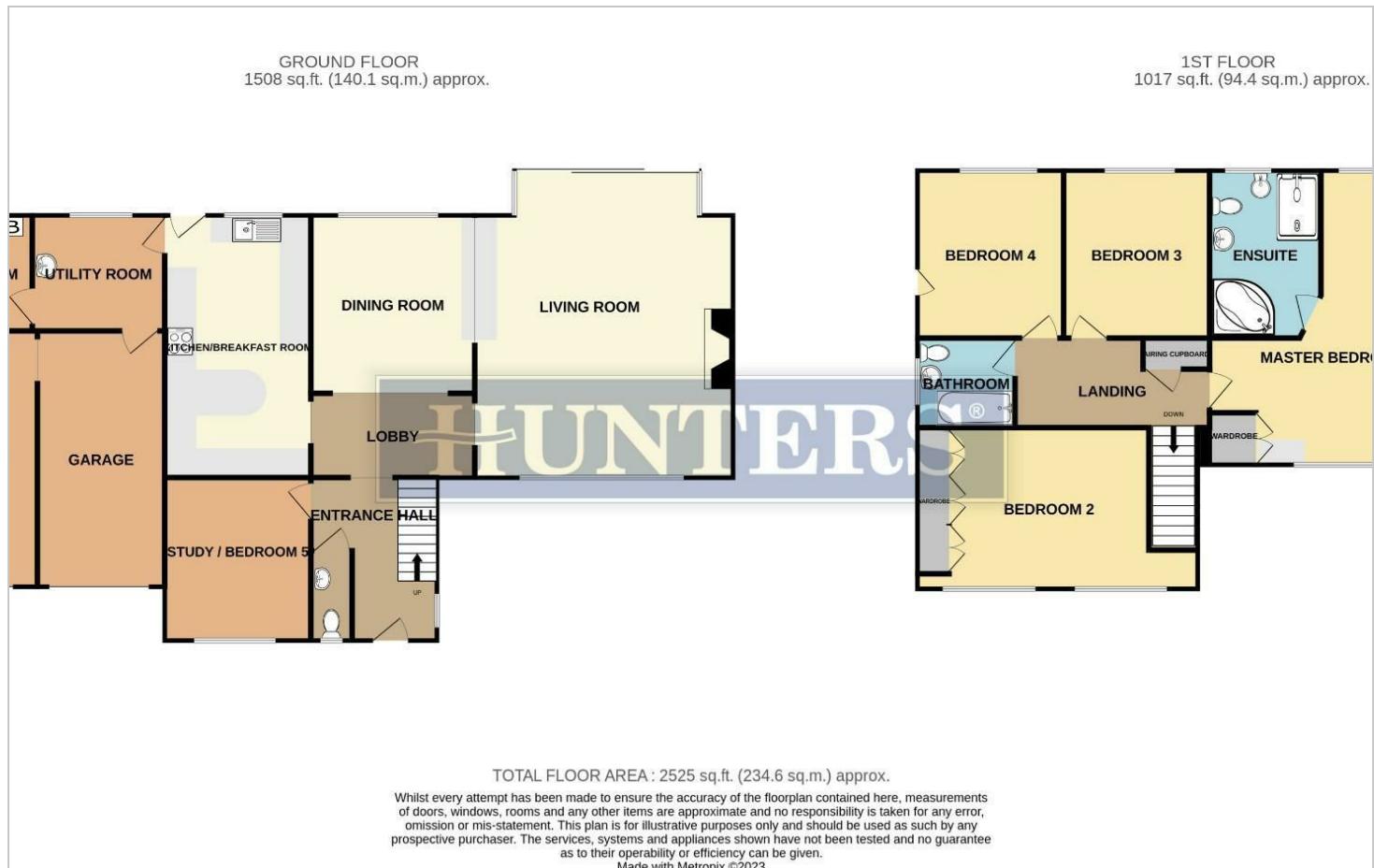
19'00" x 18'02" (5.79m" x 5.54m")

Offering that extra storage space or secure parking we all crave, currently split into two with a stud wall but can be opened back up, comprising two up and over doors, lighting, sockets, two water taps and rear door leading into the utility room.

## Exterior

The front of the property boasts great kerb appeal with a dry stone wall as the boundary, an established weeping willow tree, neat lawn and a driveway creating off road parking for at least 2 or 3 cars. To the rear of the property is an extensive garden with sizeable slabbed terrace perfect for entertaining in the summer months. Also comprising raised walled beds, outdoor lighting, outdoor tap, small brick built BBQ and direct access into the woodland at the rear.

## Floorplan





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## Energy Efficiency Graph

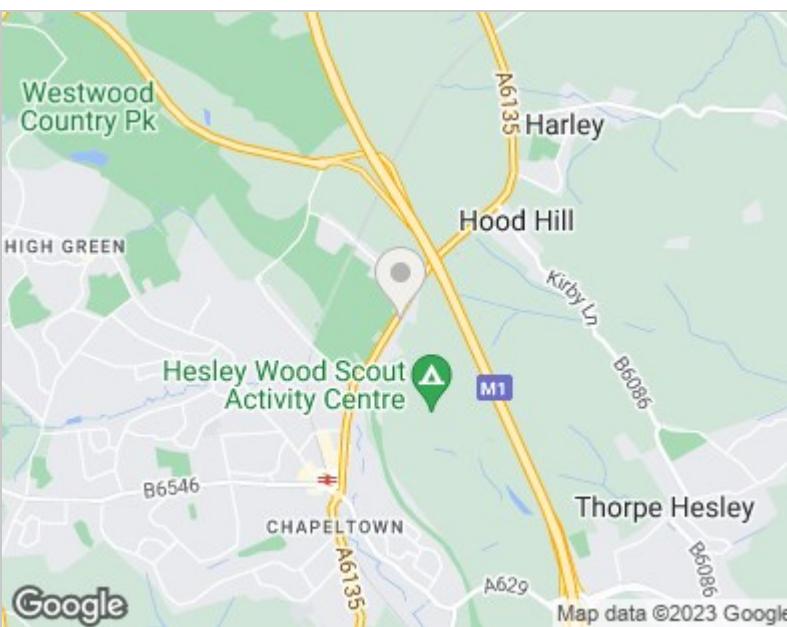
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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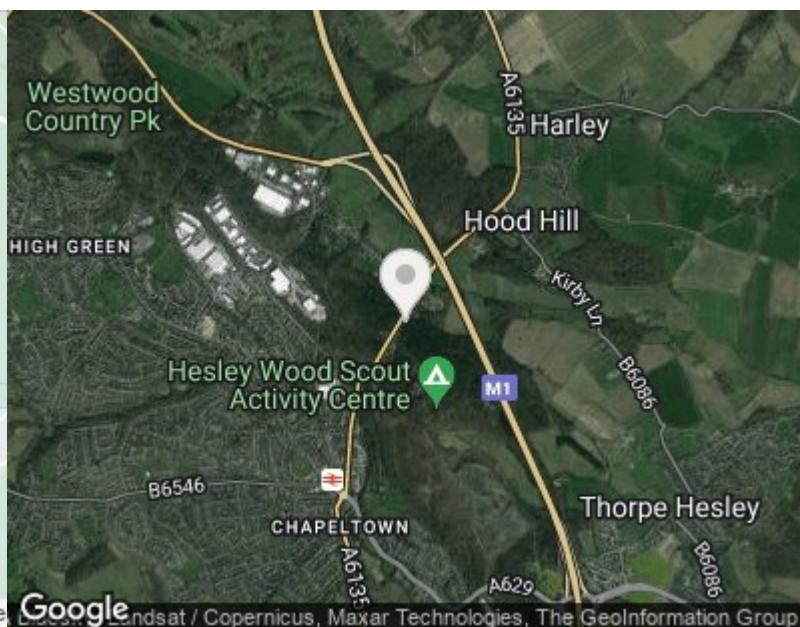
## Viewing

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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