



Hunshelf Road

Chapelton, Sheffield, S35 1UF

Guide Price £160,000 - £170,000

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- 3 BED END TERRACE
- DECADENT DECOR
- DOUBLE STOREY EXTENSION
- CHARMING TIERED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- READY TO PUT YOUR OWN STAMP ON IT
- GREAT COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £160,000 - £170,000. NO UPWARD CHAIN. Welcome to this charming and spacious 3 bed end terrace house located on Hunshelf Road in the lovely area of Chapelton, Sheffield. Located within walking distance to an array of amenities and the local train station, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

This property boasts a decadent decor that adds a touch of elegance to the space, a two storey extension leaving the house with great dimensions throughout and plenty of scope for you to make the property your own. One of the highlights of this property is its charming gardens, where you can unwind and enjoy the outdoors in a tranquil setting. Whether you have a green thumb or simply enjoy entertaining, the garden provides a lovely space to spend your time.

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

With its desirable location and attractive features, this property presents a wonderful opportunity for anyone looking for a new place to call home in Sheffield. Book now to avoid disappointment!

Living Room

14'1 x 13'5 (4.29m x 4.09m)

An elegant living area, boasting a characterful solid wood feature fireplace giving great focal point to the room. a large bay window floods the room in natural light, door giving direct access into the kitchen, also comprising two wall mounted radiators and aerial point.

Kitchen

16'5 x 8'2 (5.00m x 2.49m)

Offering earthy toned solid wood bespoke wall and base units, contrasting blue work surfaces, inset stainless steel sink and drainer with matching mixer tap, free standing electric cooker, housed Combi boiler, under counter space and plumbing for further appliances, wall mounted radiator, tiled flooring, windows overlooking the garden and door leading directly into the back porch.

Bedroom 1

16'5 x 9'10 (5.00m x 3.00m)

A large master bedroom, comprising wall mounted radiator and front facing window.

Bedroom 2

12'3 x 8'7 (3.73m x 2.62m)

A further good sized double or large single bedroom, comprising window overlooking the garden and wall mounted radiator.

Bedroom 3

8'10 x 7'7 (2.69m x 2.31m)

A sizeable third bedroom, great space for a home office or nurse's room, window overlooking back garden, wall mounted radiator.

Bathroom

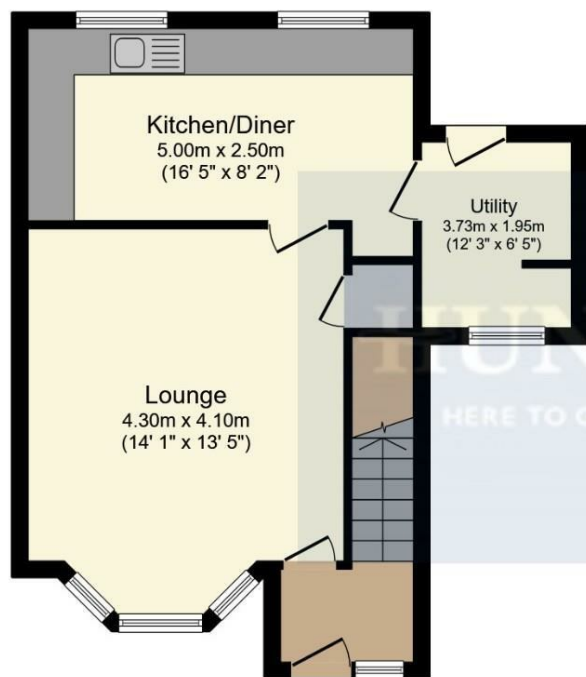
7'11 x 6'5 (2.41m x 1.96m)

A generously sized family bathroom, fully tiled, comprising bath with telephone shower head tap, pedestal sink, low flush WC, wall mounted radiator, tiled floor and glazed window.

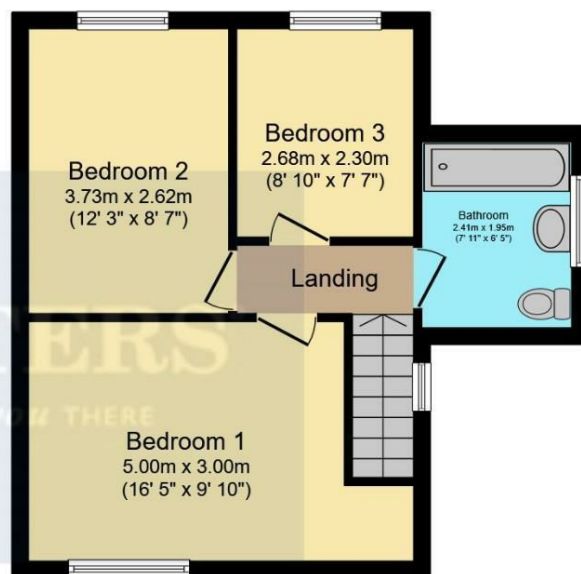
Exterior

To the rear of the property is a fully enclosed, sizeable, sun drenched paved garden over three tiers, boasting a sizeable slabbed patio area perfect for entertaining in the summer months, a brick built seating area to the higher tier, great for chasing the sun, hosting an array of well established plants and shrubs providing plenty of colour and charm throughout the year, also comprising outdoor tap and security lighting. The front of the property has a low maintenance front garden. Ample on street parking is available for this property.

Floorplan



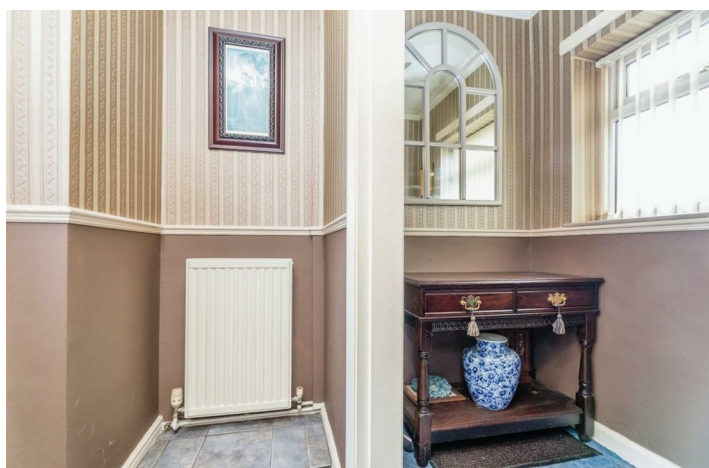
Ground Floor

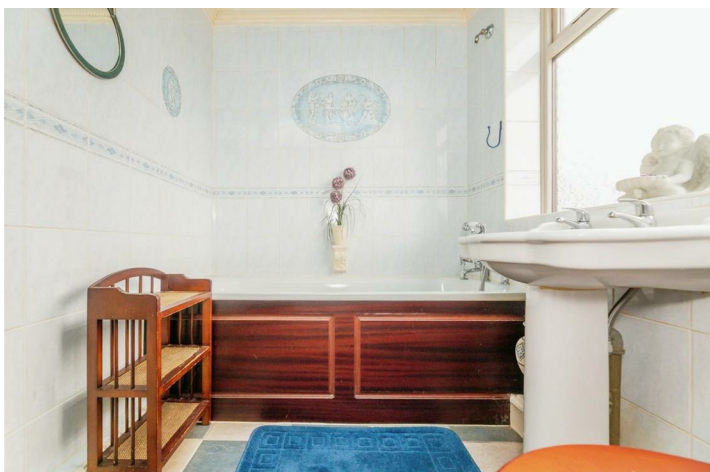
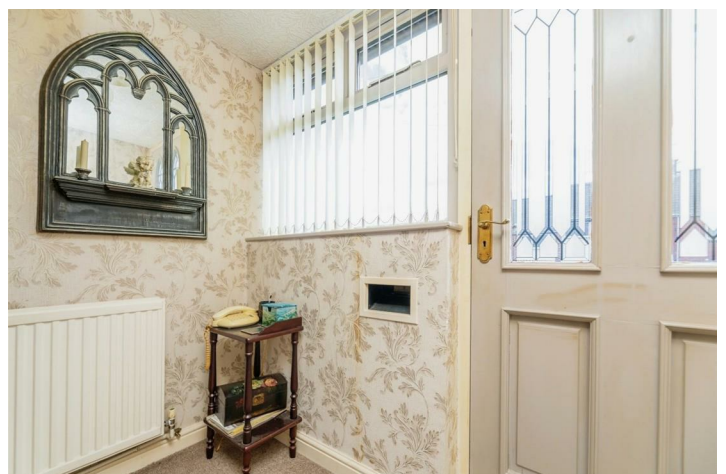


First Floor

Total floor area 82.4 m² (887 sq.ft.) approx

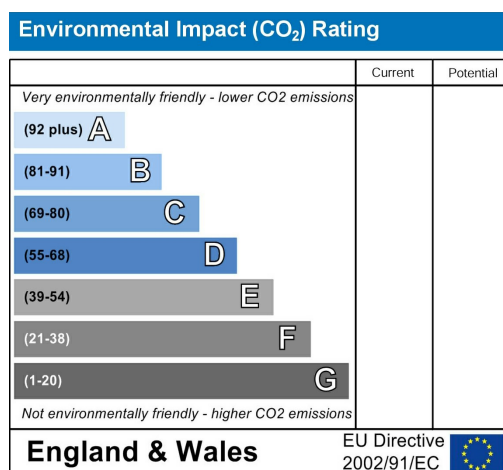
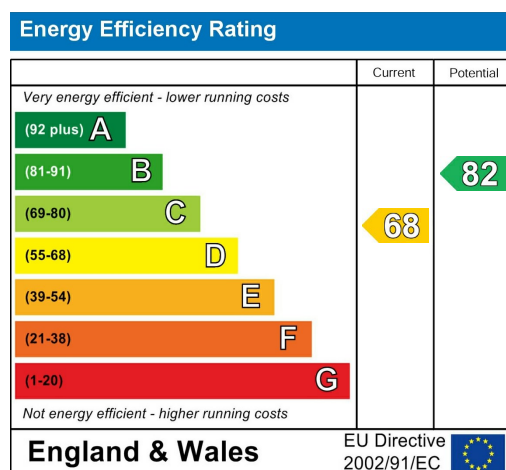
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







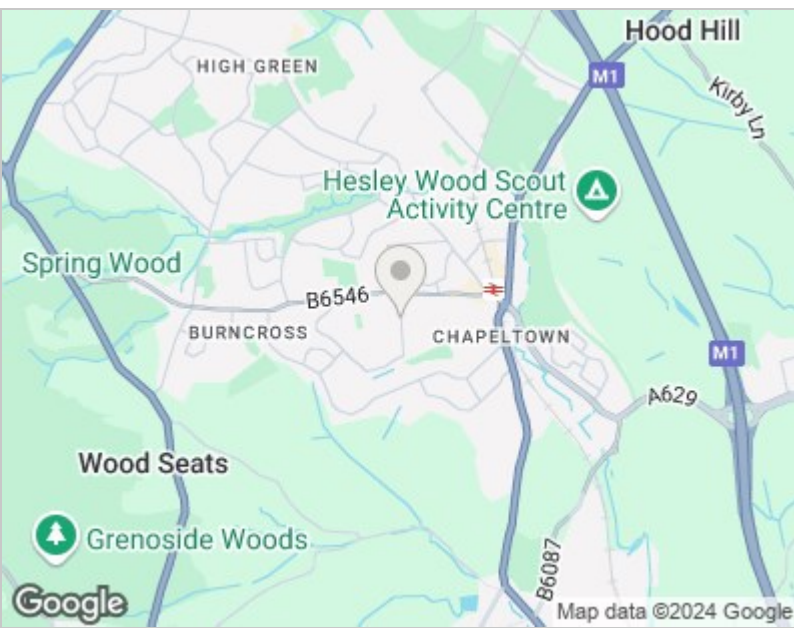
Energy Efficiency Graph



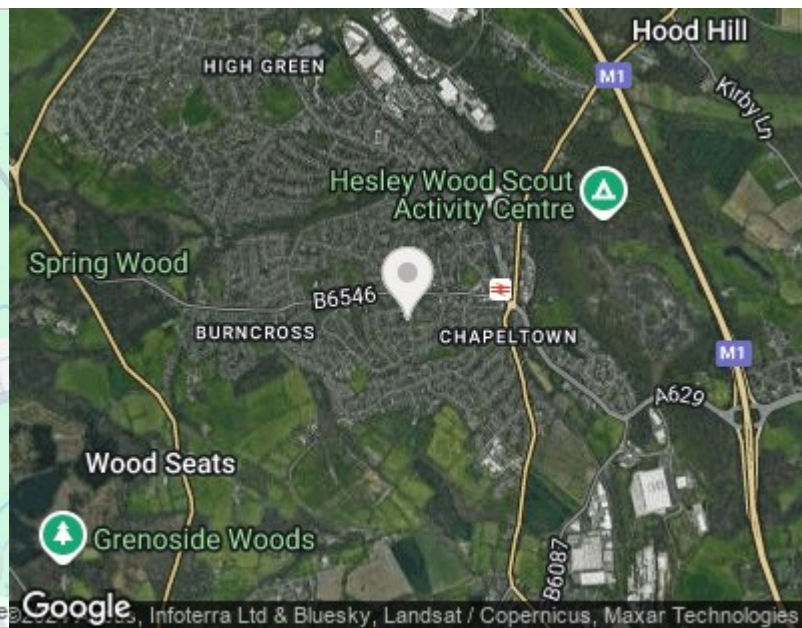
Viewing

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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