



Chambers Valley Road

Chapeltown, Sheffield, S35 2YF

Asking Price £285,000



- 3 BED DETACHED
- PLENTY OF SCOPE TO MAKE IT YOUR OWN
- NEUTRAL DECOR
- GOOD SIZED CORNER PLOT
- GOOD COMMUTER LOCATION
- GREAT LAYOUT
- GENEROUS DIMENSIONS
- SIZEABLE GARDEN
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND D

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Welcome to Chambers Valley Rd, Chapeltown, Sheffield - a delightful 3 bed detached house boasting generous dimensions and a good plot size, providing ample space for you to unleash your creativity and put your own personal touch on it. Situated on a popular estate, close to an array of amenities including the local train station, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. The property boasts a spacious, flexible layout, neutral decor, plenty of built in storage, a fully enclosed, low maintenance garden and ample off-road parking along with a garage, ensuring that parking will never be an issue. Briefly comprising entrance hall, downstairs WC, living room, large kitchen/diner, master bedroom with ensuite shower room, two further good sized bedroom and family bathroom. Viewing is highly recommended to appreciate the size, location and further potential...book now to avoid disappointment!

Entrance Hall

Through a glazed composite door leads into a roomy entrance hall, a great impression on any guest, comprising laminate flooring, wall mounted radiator and stairs rising to the first floor. French doors open out into the living room.

Downstairs WC

A handy addition to any busy household, a recent addition to this property is this stylish new suite, comprising low flush WC, dark blue vanity unit with inset ceramic sink, subway tiling surrounds, wall mounted radiator, inset spotlights, tiled floor and frosted uPVC window.

Living Room

16'8 x 11'3 (5.08m x 3.43m)

A large, light and airy living room, flooded with natural light through a large uPVC bay window, also comprising laminate flooring, wall mounted radiator, aerial point, telephone point, door leading directly into the kitchen and French doors opening out into the hallway, creating a great social space.

Kitchen/Diner

17'6 x 13'4 (at widest points) (5.33m x 4.06m (at widest points))

A large kitchen/diner, creating a great family hub, comprising an array of light wood wall and base units providing plenty of storage space, inset stainless steel sink and drainer with matching mixer tap, integrated stainless steel gas hob and electric oven with extractor hood above, under counter space and plumbing for a dishwasher, space for tall/fridge freezer, built in storage cupboard, further built in storage cupboard that also houses plumbing for a washing machine, laminate flooring, two wall mounted radiators, uPVC window and uPVC French doors leading out onto the garden.

Bedroom 1

14'3 x 11'4 (at widest points) (4.34m x 3.45m (at widest points))

A well presented master bedroom hosting a wall of fitted wardrobes, also comprising wall mounted

radiator, aerial point and uPVC front facing bay window. A door leads to the ensuite shower room.

Ensuite Shower Room

A good sized ensuite, tiled in serene cream tones, comprising pedestal sink, low flush WC, shower cubicle with plumbed in shower, wall mounted radiator, shaver point, extractor fan, inset spotlights and frosted uPVC window.

Bedroom 2

11'4 x 11'1 (3.45m x 3.38m)

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

Bedroom 3

8'1 x 7'5 (2.46m x 2.26m)

A good single bedroom, nursery or home office if desired, comprising wall mounted radiator and rear facing uPVC window.

Bathroom

8'3 x 5'11 (2.51m x 1.80m)

A generously sized family bathroom, decorated in natural tones comprising pedestal sink, low flush WC, bath with telephone tap, wall mounted radiator, extractor fan and frosted uPVC window.

Garage

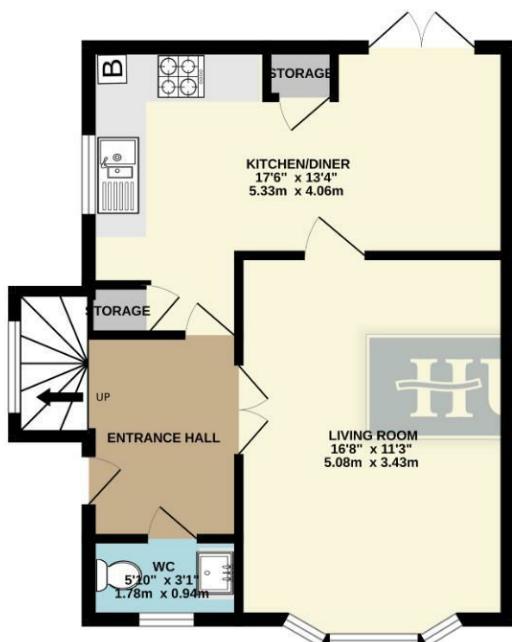
Offering secure parking or that extra storage space we all crave, comprising soon to be an electric roller shutter garage door, lighting and sockets.

Exterior

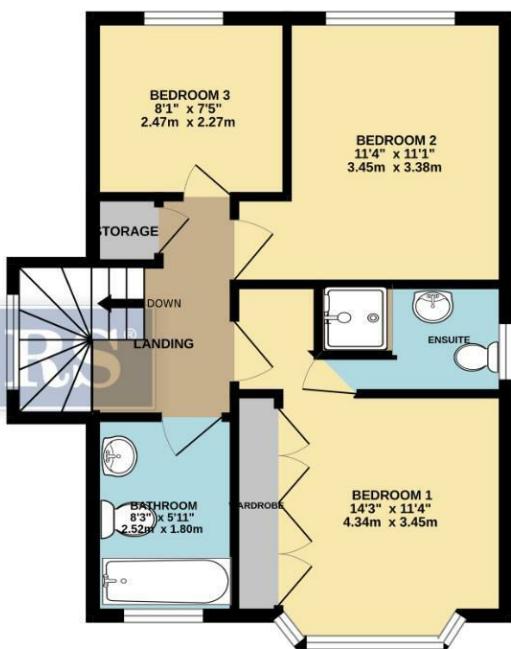
The front of the property is surrounded by established hedges that add to the privacy of the plot. A driveway provides off road parking for 1 or 2 cars. To the rear of the property is sizeable, fully enclosed garden, mainly laid to lawn with small slabbed patio, perfect for sitting out on those summer evenings, also comprising outdoor tap.

Floorplan

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.

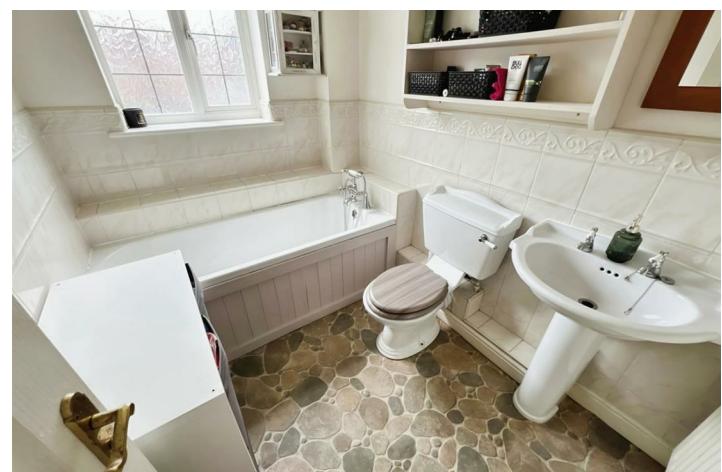


TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, fixtures 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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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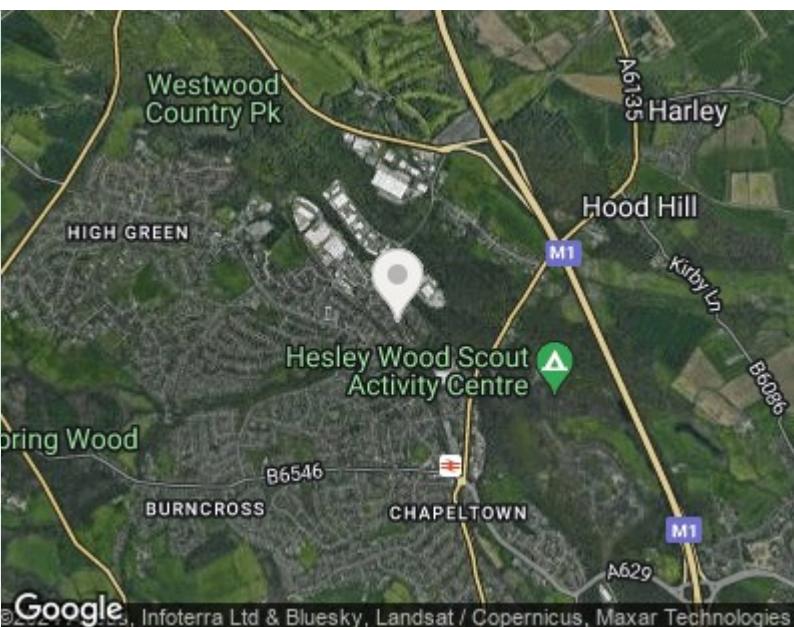
Viewing

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



Tel: 0114 257 8999



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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