

HUNTERS®

HERE TO GET *you* THERE



White Lane

Chapeltown, Sheffield, S35 2YG

Offers In The Region Of £190,000



- 3 BED END TERRACE
- IMPRESSIVE SHAKER STYLE KITCHEN/DINER
- STYLISH DECOR
- OFF ROAD PARKING
- LEAFY SURROUNDINGS
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS THROUGHOUT
- WELL LANDSCAPED COURTYARD
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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** IT'S BACK ON THE MARKET!! ** NO UPWARD CHAIN! STEP INSIDE THIS SPACIOUS AND STYLISH THREE BED END TERRACE SITUATED IN AN IDYLIC LOCATION BACKING ONTO WOODLAND in the sought after commuter location of Chapeltown, minutes away from the M1, a short walk to local amenities and the nearby train station, surrounded by reputable schools and with direct roads leading to Sheffield, Barnsley and Rotherham. The property boasts plenty of character with high ceilings, exposed brick fireplaces and original doors alongside an impressive kitchen/diner, stylish decor throughout, generous dimensions, plenty of fitted storage including a cellar, well landscaped; low maintenance garden and off road parking on driveway. Briefly comprising living room, kitchen/dinner, cellar, three good sized bedrooms including the attic conversion and family bathroom. Must be seen to truly appreciate the size, the style and the leafy location. Book now to avoid disappointment!

LIVING ROOM

13'00 x 12'09 (3.96m x 3.89m)

Through a uPVC door leads into a large living space, hosting a charming red brick exposed feature fireplace with exquisite tiled hearth, a great focal point to the room, also comprising aerial point, wall mounted radiator and uPVC window to front elevation.

KITCHEN DINER

12'11 x 12'9 (3.94m x 3.89m)

An spectacular kitchen/diner, a great family hub or social space, this beautiful kitchen hosts an array of dark blue wall/base units with solid wood work surfaces and matching island/breakfast bar offering ample storage space throughout, complete with integrated gas hob; extractor fan; electric oven; fridge; freezer and washing machine, also comprising inset stainless steel one and a half bowl sink with matching mixer tap, tiled flooring, inset spotlights and speaker system, wall mounted radiator, rear facing uPVC door and uPVC window over looking the courtyard.

CELLAR

16'0 x 12'3 (at widest points) (4.88m x 3.73m (at widest points))

A great addition to any household , offering some extra storage complete with sockets and lighting throughout. The wall mounted combi boiler is also housed here.

BEDROOM 1

13'0 x 12'9 (3.96m x 3.89m)

A large double bedroom boasting a built in storage cupboard, wall mounted radiator and front facing uPVC window.

BEDROOM 2

10'2 x 7'0 (3.10m x 2.13m)

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

BATHROOM

10'2 x 5'5 (3.10m x 1.65m)

A generously sized, stylish bathroom, tile in glossy blue, hosting a bath with telephone tap and shower over, low flush WC, white pedestal sink, wall mounted radiator, built in storage cupboards, laminate flooring and frosted uPVC window.

ATTIC BEDROOM

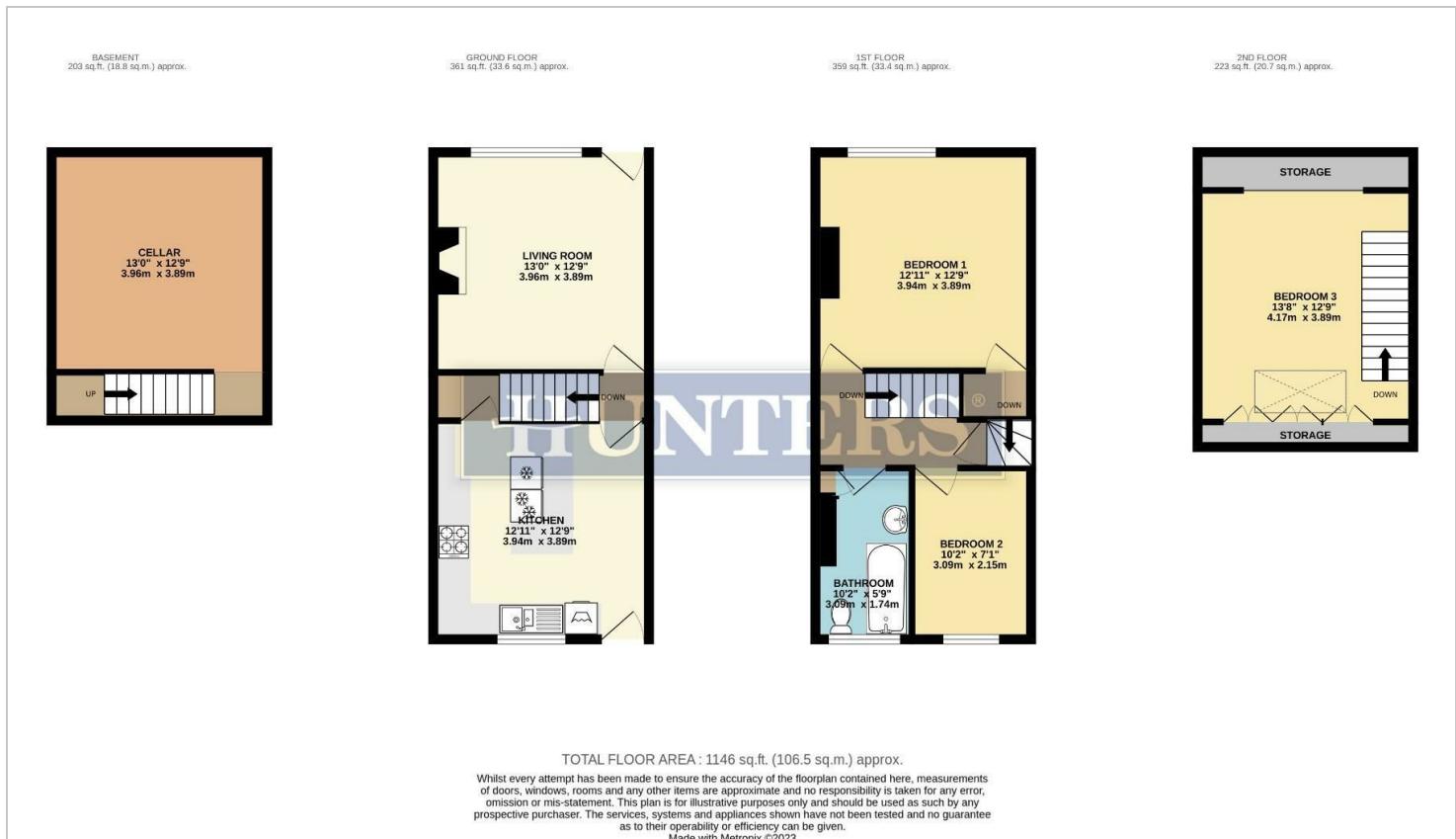
13'8 x 12'5 (not including storage) (4.17m x 3.78m (not including storage))

A sumptuous master bedroom, hosting two walls of fitted storage and racks in the eaves, wall mounted radiator, wall lights and large skylight.

EXTERIOR

The front of the property boasts great kerb appeal with colourful, berry laden climbing shrubs up the wall, a small walled front garden and a long block paved driveway to the side creating off road parking. To the rear of the property is an exquisitely landscaped, low maintenance courtyard, with pagodas, two separate seating areas; one under cover, established climbing plants up trellises and well stocked flower beds throughout, all complete with outdoor tap and sockets.

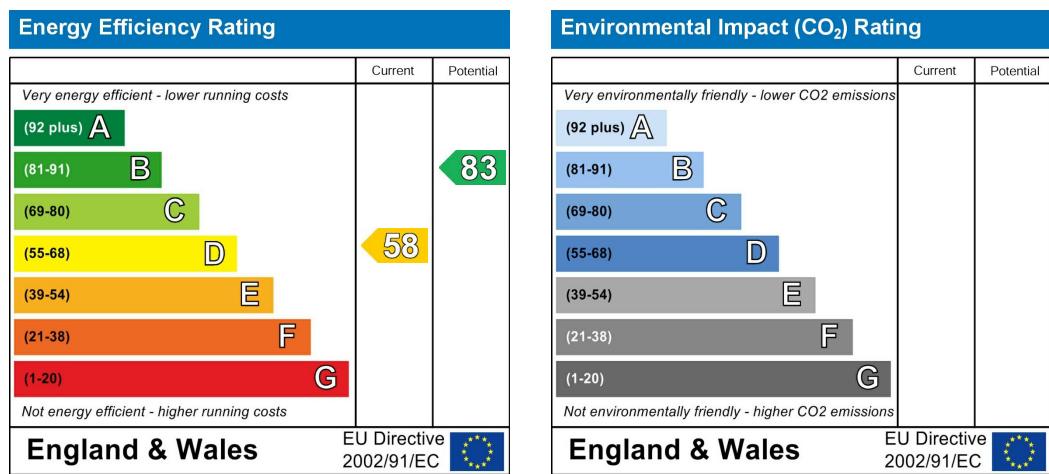
Floorplan





Tel: 0114 257 8999

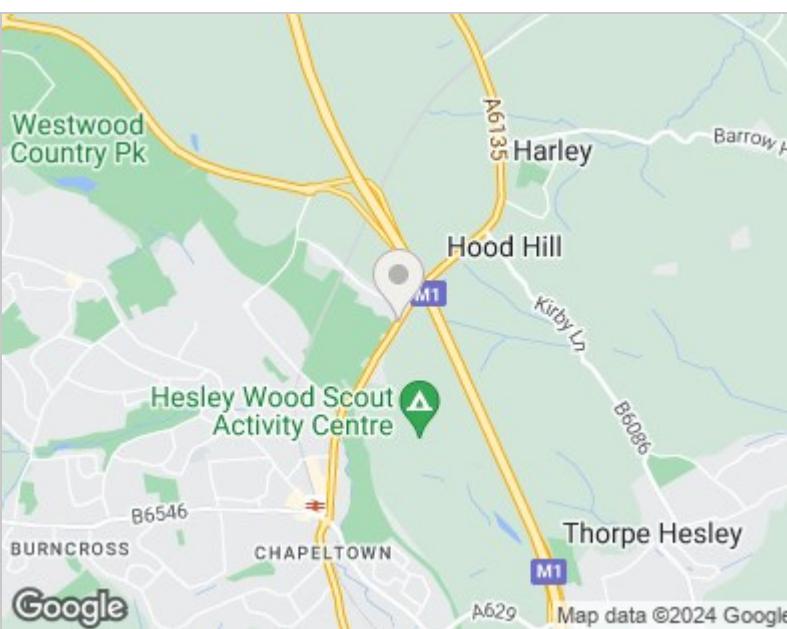
Energy Efficiency Graph



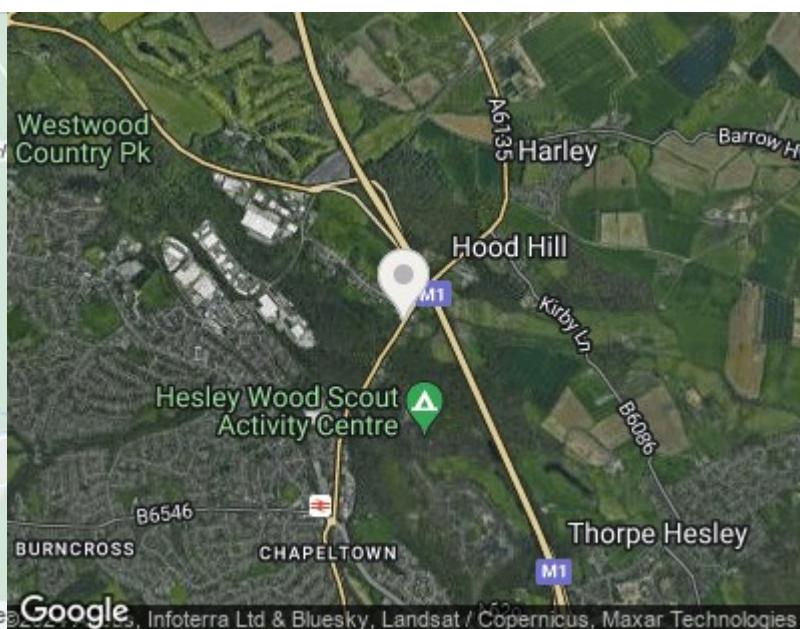
Viewing

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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