

# HUNTERS®

HERE TO GET *you* THERE

60 Rydal Road, Sheffield, S8 0US

£200,000

Property Images



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## Property Images



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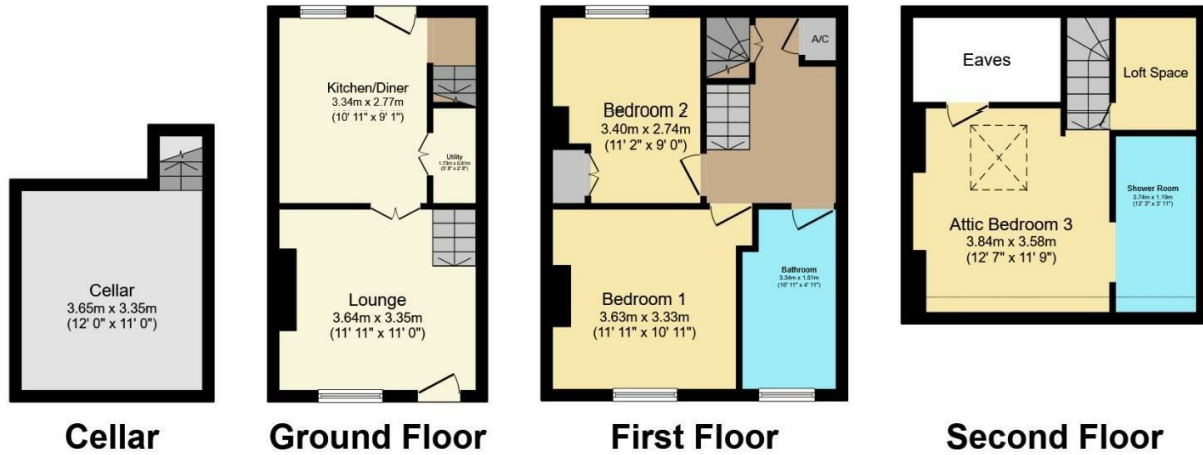
## Property Images



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**Property Images**



Total floor area 97.9 sq.m. (1,054 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).  
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## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>56</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Nestled on the charming Rydal Road in Sheffield, this beautifully presented mid-terrace house offers a delightful blend of modern living and classic character. Built in the late 1890's, this property spans an impressive 818 square feet and features three spacious double bedrooms, making it an ideal home for families, first-time buyers, or those considering a property with rental potential.

Upon entering, you are welcomed into a front living room adorned with decorative coving, creating a warm and inviting atmosphere. The living room seamlessly flows through double doors into a newly renovated kitchen, which boasts stylish matching wall and base units complemented by a solid oak worktop. Additionally, the kitchen provides access to a cellar in the basement, offering ample storage options.

The first floor comprises a landing that leads to two generously sized double bedrooms and a family bathroom, ensuring comfort and convenience for all residents. Ascending to the second floor, you will find a further double bedroom, currently utilised as a studio, which features its own ensuite shower room. This versatile space enhances the property's appeal, catering to various living arrangements, including those who may wish to accommodate lodgers.

Externally, the property boasts a level and enclosed rear garden, complete with a lush lawn and a decked seating area. This outdoor space is perfect for alfresco dining and enjoying the warmer months with family and friends.

In summary, this mid-terrace house on Rydal Road presents an excellent opportunity for those seeking a well-appointed home in a desirable location. With its charming features, modern amenities, and versatile living spaces, it is sure to attract a wide range of potential buyers.

## Features

- Three double bedrooms • Two bathrooms • Modern fitted kitchen with oak worktops • Access to a cellar from kitchen • Beautifully presented throughout • Enclosed garden with decked seating area and lawn • Energy Performance Rating D