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HERE TO GET *you* THERE

28 Hutcliffe Wood Road, Beauchief, Sheffield, S8 0EX

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£375,000

Nestled in the charming area of Beauchief, Sheffield, this beautifully presented semi-detached house offers a delightful blend of modern living and classic features. The property boasts three well-proportioned bedrooms and occasional attic room, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character. The open-plan dining kitchen is a standout feature, providing a perfect space for both cooking and entertaining. The kitchen is designed to be both functional and stylish, ensuring that meal preparation is a pleasure.

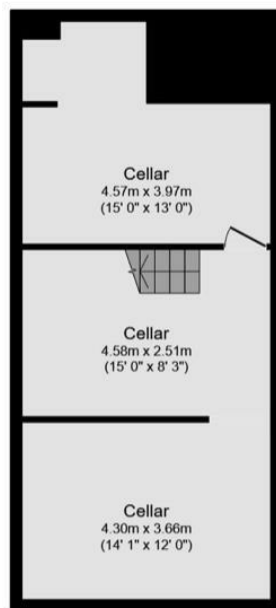
In addition to the main living areas, the property includes basement rooms which further enhance the living space, offering potential for a variety of uses.

Outside, the property benefits from off-road parking for two vehicles, a valuable asset in this sought-after location. The lawned garden provides a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer gatherings.

This semi-detached house on Hutcliffe Wood Road is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community in a picturesque setting. With its attractive features and ample space, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

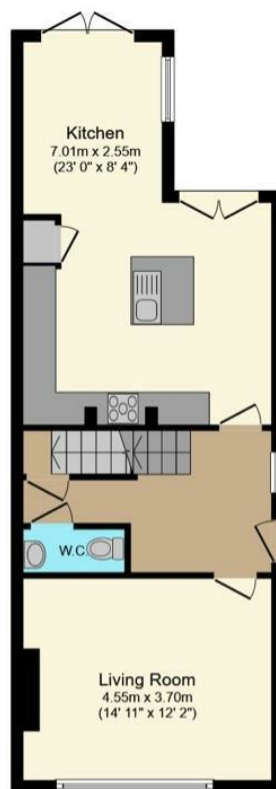
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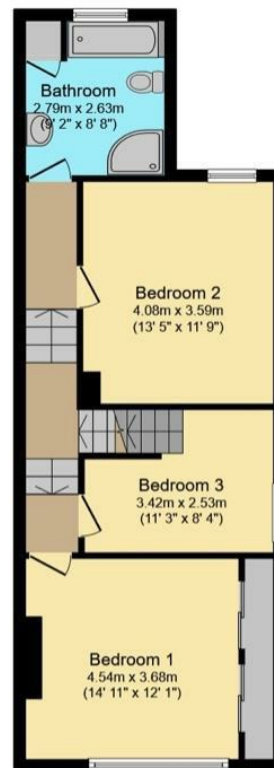
### Cellar

Floor area 48.1 m<sup>2</sup> (518 sq.ft.)  
approx



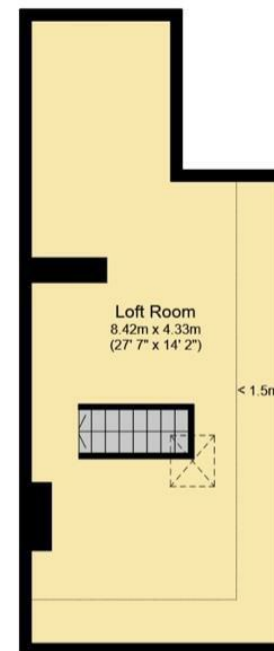
### Ground Floor

Floor area 55.6 m<sup>2</sup> (598 sq.ft.)  
approx



### First Floor

Floor area 55.5 m<sup>2</sup> (597 sq.ft.)  
approx



### Second Floor

Floor area 36.2 m<sup>2</sup> (389 sq.ft.)  
approx

Total floor area 195.3 m<sup>2</sup> (2,103 sq.ft.) approx  
Restricted height areas 9.8 m<sup>2</sup> (105 sq.ft.)

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](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**General Remarks**  
GENERAL REMARKS

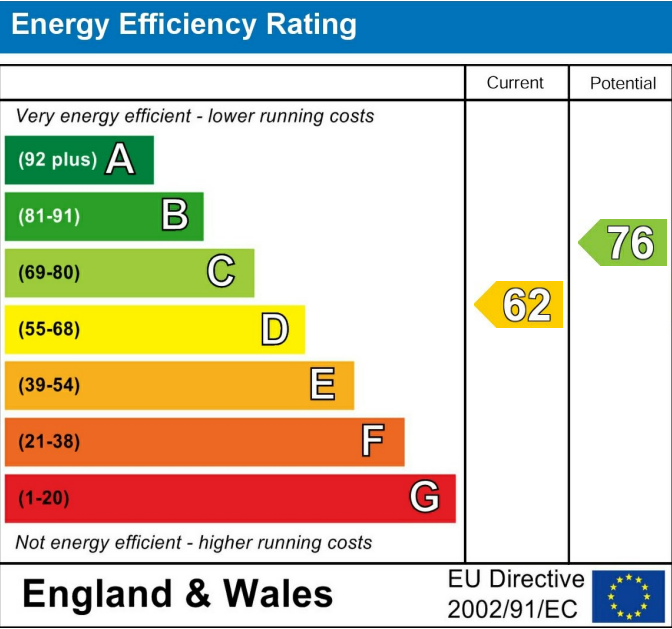
**TENURE**  
This property is long Leasehold with a term of 800 years from 25/03/1933 at a ground rent of £\*\* per annum.

**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**



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. 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.















