

# HUNTERS®

HERE TO GET *you* THERE

107 Elm Lane, Sheffield, S5 7TX

£1,200 Per Month

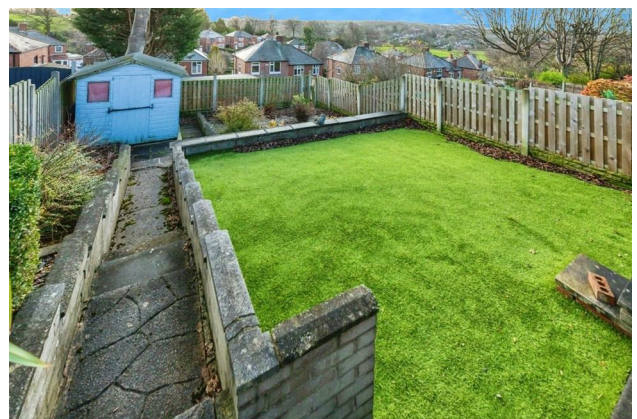
Property Images



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## Property Images



## Floorplan



**Ground Floor**  
 Floor area 74.7 sq.m. (804 sq.ft.)

**First Floor**  
 Floor area 46.1 sq.m. (496 sq.ft.)

Total floor area: 120.8 sq.m. (1,301 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure:

## Summary

AVAIL NOW! Nestled on the charming Elm Lane in Sheffield, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three spacious bedrooms, two large reception rooms and two well-appointed bathrooms, this property is designed for comfortable living.

Upon entering, you will find a modern kitchen equipped with fitted appliances, perfect for culinary enthusiasts. The generous room sizes throughout the home provide ample space for relaxation and entertainment, complemented by two large reception rooms that can be tailored to your needs, whether for family gatherings or quiet evenings in.

The exterior of the property is equally impressive, featuring a well-landscaped garden that boasts low-maintenance artificial grass and a large patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, a substantial outbuilding offers secure storage, ensuring that your belongings are kept safe and organised. The large gated driveway provides off-road parking for two vehicles, a highly sought-after feature in this area.

Conveniently located within walking distance to a variety of amenities, this home is also a short drive from the Northern General Hospital. The property benefits from excellent public transport links, with direct routes to both Sheffield and Rotherham, making commuting a breeze. Families will appreciate the proximity to reputable schools, ensuring quality education options for children.

Briefly comprising entrance porch, entrance hallway, downstairs WC, living room, dining room, kitchen with fitted appliances, rear porch, three good sized bedrooms and family bathroom with shower over the bath.

This property is available immediately and is a fantastic opportunity to secure a lovely home in a popular area of Sheffield. Don't miss out on the chance to make this charming house your new home.

## Features

• 3 BED SEMI DETACHED • AVAIL IMMEDIATELY • MODERN FIXTURES AND FITTINGS • LOW MAINTENANCE FULLY ENCLOSED GARDEN • SPACIOUS DIMENSIONS • WELL LANDSCAPED GARDEN • PLENTY OF STORAGE • CLOSE TO NORTHERN GENERAL HOSPITAL • CLOSE TO AN ARRAY OF AMENITIES • COUNCIL TAX B