

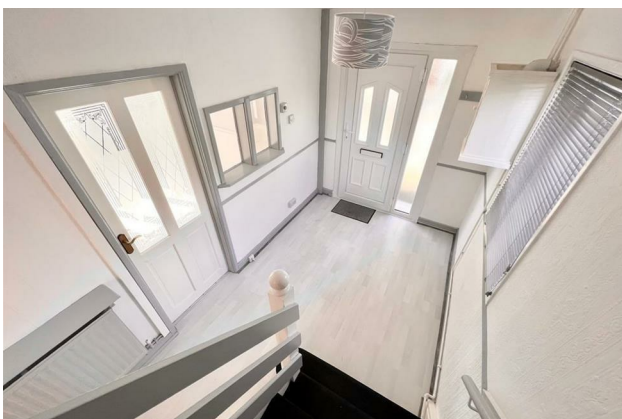
# HUNTERS®

HERE TO GET *you* THERE

71 Griffiths Road, High Green, Sheffield, S35 3GY

£925 Per Calendar Month

Property Images





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Property Images

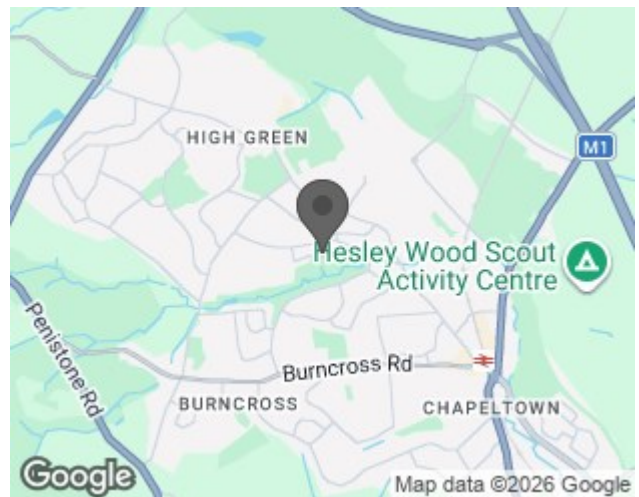
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## EPC

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
(55-68) <b>D</b>			
(39-54) <b>E</b>	49		
(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 tranquil Griffiths Road in High Green, Sheffield, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. Overlooking picturesque parkland, the property is ideally situated close to a variety of local amenities, making it perfect for families and professionals alike.

As you step inside, you will be greeted by spacious dimensions and a neutral decor that creates a warm and inviting atmosphere. The contemporary kitchen is designed for both functionality and style, providing an excellent space for culinary enthusiasts. The stylish shower room adds a touch of modern elegance, ensuring that your daily routines are both comfortable and enjoyable.

The property boasts a sizeable garden, perfect for outdoor activities or simply relaxing in the fresh air. Additionally, there is ample on-street parking available, making it easy for you and your guests to come and go with ease.

With reputable schools in the vicinity and the local train station and M1 just minutes away, commuting to Sheffield, Barnsley, and Rotherham is a breeze. This home is available for immediate occupancy, making it an excellent opportunity for those looking to settle into a new space quickly.

Briefly comprising entrance hall, modern kitchen with fitted oven and hob, large living room with feature fireplace, attached store rooms with plumbing for the washing machine, downstairs WC, three good sized bedrooms all with fitted wardrobes and family bathroom with double shower cubicle and electric shower

In summary, this well-presented semi-detached house on Griffiths Road is a fantastic choice for anyone seeking a spacious and conveniently located home in High Green. Don't miss the chance to make it yours!

## Features

- 3 BED SEMI DETACHED • AVAILABLE NOW • TASTEFUL DECOR • GENEROUS DIMENSIONS • CONTEMPORARY NEW KITCHEN • PLENTY OF STORAGE THROUGHOUT • SIZEABLE GARDENS • CLOSE TO AN ARRAY OF AMENITIES • GOOD COMMUTER LOCATION • COUNCIL TAX BAND A