

HUNTERS[®]

HERE TO GET *you* THERE



Jacobs Drive

Sheffield, S5 6EB

Offers In The Region Of £145,000



Council Tax: A



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Entrance Porch

Through a glazed uPVC door leads into a little entrance porch, creating a designated cloakroom area, comprising uPVC window and opening out into the living room.

Living Room

A spacious living area, boasting characterful ceiling beams and picture shelf, a contemporary electric pebble effect fire with marble surround giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point, front facing uPVC window, stairs rising to the first floor, gold coloured wall lights and large under stairs storage cupboard.

Kitchen

A modern kitchen comprising solid stained wood wall and based units providing plenty of storage space, contrasting black marble effect work surface, inset stainless steel sink and drainer with matching mixer tap, electric free standing cooker, extractor hood above, uPVC window and glazed uPVC door leading into the conservatory.

Conservatory

A great addition to this home, offering extra living space to use as you wish, comprising tiled flooring, wall mounted electric heater, fan light, sockets and uPVC French doors leading directly out onto the garden.

Stairs & Landing

With doors leading to both bedrooms and bathroom.

Bedroom 1

A good sized double bedroom comprising front

facing uPVC window, aerial point and wall mounted radiator.

Bedroom 2

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

Bathroom

Fully tiled, comprising bath with electric shower over, low flush WC, white pedestal sink, wall mounted radiator, frosted uPVC window and door leading to a large over stairs cupboard which also houses the Combi boiler.

Garage

Offering that extra storage or secure off road parking if desired, this extra long garage offers an up and over door and glazed window to the side.

Exterior

To the front of the property is a neat lawn with a long gated driveway offering off road parking for at least two cars. To the rear of the property is a fully enclosed, low maintenance garden, mainly laid to lawn with some established shrubs in the borders offering splashes of colour throughout the year.



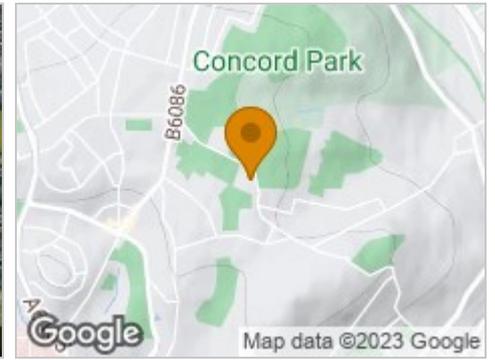
Road Map



Hybrid Map



Terrain Map



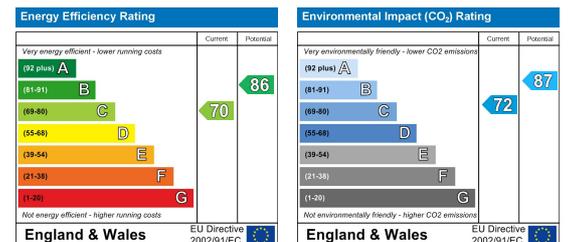
Floor Plan



Viewing

Please contact our Hunters Chapeltown Lettings Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.