



Hurlfield Avenue, Sheffield, S12

Call our sales team today to arrange your viewing on this beautifully presented extended three double bedroom semi detached property! Situated in a popular residential area and benefitting from master bedroom with ensuite, downstairs WC and conservatory. Also having utility room, off road parking and enclosed rear garden. The property is well positioned for transport links and road links to the M1 motorway and City Centre. With fantastic local amenities and close to a good choice of local schools.

Guide Price £220,000 - £230,000

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- EXTENDED
- BEAUTIFULLY PRESENTED
- DOWNSTAIRS WC



Property Description

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HALLWAY

Enter through composite door into hallway with solid wood flooring, ceiling light and smoke alarm. Also with staircase to first floor landing opening to dining room and door to lounge.

LOUNGE

14'1" x 11'7" (4.31m x 3.55m)

A bright and spacious lounge with feature wallpapered walls, carpet flooring and feature fireplace. Also with ceiling light, radiator and window and double doors into kitchen/diner.

DINING ROOM

13'4" x 11'1" (4.07m x 3.39m)

A formal dining area with solid wood flooring, neutral decor and feature wallpapered walls. Having a ceiling light, radiator, window and door to kitchen.





KITCHEN/DINER

19'3" x 10'11" (5.87m x 3.34m)

A modern kitchen/diner fitted with ample wall and base units, contrasting solid wood worktops, tiled splash backs, sink with drainer, built in microwave, integrated dishwasher and fridge. Also with built in cooker, induction hob, extractor, island with cupboards to each side. Feature wallpapered walls, part carpet and part tiled flooring. Having spot lighting, radiator, window, patio doors into conservatory and door to utility room.

CONSERVATORY

10'11" x 10'7" (3.33m x 3.24m)

Great extra living space with carpet flooring and neutral decor. Having a ceiling light, radiator and patio doors onto rear garden.

UTILITY ROOM

5'6" x 12'9" (1.69m x 3.89m)

With wall and base units, under counter space for washing machine and full height fridge/freezer. Having tiled flooring, neutral decor, door to downstairs WC and rear garden.

DOWNSTAIRS WC

2'7" x 5'10" (0.79m x 1.80m)

Comprising of vanity unit with wash basin and close coupled WC. Having spot lighting, ladder style radiator, obscure glass window, tiled flooring and part tiled walls.

STAIRS/LANDING

A carpet staircase to first floor landing with neutral decor, ceiling light, smoke alarm and radiator. Having a window and loft access to part bordered loft with loft ladder and power, doors to three bedrooms and shower room.

BEDROOM 1

17'8" x 8'10" (5.39m x 2.70m)

A good sized double bedroom with modern decor and feature wallpapered wall. Having a ceiling light, radiator, window, opening to walk in wardrobe and door to ensuite.

ENSUITE

5'2" x 9'0" (1.59m x 2.75m)

Enter through oak veneer doors into ensuite comprising of shower cubicle with plumbed in shower, sink with vanity unit and close coupled WC. Having a spot lighting, ladder style radiator, obscure glass window, tiled flooring and part tiled walls.

BEDROOM 2

13'7" x 12'0" (4.15m x 3.68m)

A second good sized double bedroom with carpet flooring, neutral decor and fitted wardrobes. Having a ceiling light, radiator and window.

BEDROOM 3

10'2" x 10'10" (3.11m x 3.31m)

A third double bedroom with carpet and neutral decor. Also with a ceiling light, radiator and window.

SHOWER ROOM

5'6" x 7'2" (1.68m x 2.20m)

Comprising of shower cubicle screen with plumbed in shower, vanity unit with sink and close coupled WC. Having spot lighting, ladder style radiator, obscure glass window, tiled flooring and part tiled walls.

OUTSIDE

To the front of the property is brick driveway providing ample off road parking. To the rear of the property is a lawn and patio area with steps to further patio area and double garage.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- UPVC DOUBLE GLAZED



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GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

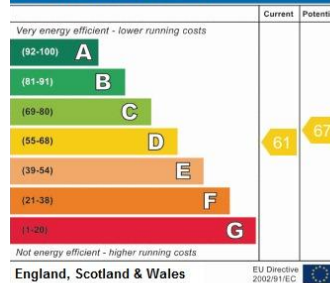
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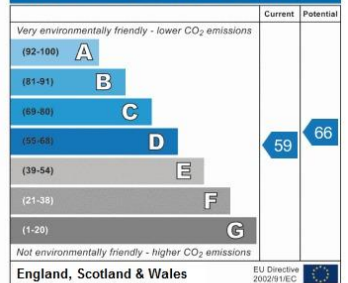
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Energy Efficiency Rating



Address:
Hurlfield Avenue, Sheffield, S12

Environmental Impact (CO₂) Rating



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