

12 HALLAMSHIRE ROAD



BLENHEIM





Welcome to 12 Hallamshire Road, a good-sized residence located in a highly sought-after area of Sheffield.

Boasting large living spaces and four double bedrooms, this nicely presented home offers an excellent opportunity for a growing family and has a beautiful rear garden.

Located on the ground floor is a wonderful, light-filled snug and two further reception rooms, including a living room and dining room that flow seamlessly into the kitchen. From the dining room, double doors open to a seating terrace that overlooks the rear garden, perfect for al fresco dining. Completing the ground floor is a utility room and WC.

On the first floor are three double bedrooms and two family bathrooms, and on the second floor is the master bedroom with an en-suite WC. Externally, the property has an off-road parking space, an integral garage and to the rear is a gorgeous garden with an east-facing aspect that has a variety of mature plants.

12 Hallamshire Road is conveniently located on the cusp of countryside and has easy access to local walks through Mayfield Valley, Forge Dam, Bingham Park and Endcliffe Park. Local amenities are close by in Fulwood, which include public houses, cafes, restaurants and shops. There is also good schooling within the area and the property is commutable to Sheffield's NHS and private hospitals. Reachable within a short journey is the majestic Peak District and Sheffield city centre, enabling an ideal blend of city convenience and rural tranquility.

The property briefly comprises of on the ground floor: Entrance hall, snug, living room, inner hall, WC, utility room, garage, kitchen and dining room.

On the first floor: Landing, family bathroom 1, bedroom 2, bedroom 3, family bathroom 2 and bedroom 4.

On the second floor: Landing, master bedroom and master bedroom WC.



SNUG

GROUND FLOOR

A composite door with a double glazed panel opens to the entrance hall.

Entrance Hall

Having a coved ceiling, flush light point, central heating radiator and tiled flooring. Timber doors open to the snug and living room.

Snug

12'5 x 10'10 (3.78m x 3.30m)

A light-filled snug with a front facing UPVC double glazed, partial bay window, pendant light point and a central heating radiator.

Living Room

12'11 x 10'10 (3.94m x 3.30m)

Having a pendant light point, central heating radiator and tiled flooring. Openings give access to the inner hall, kitchen and dining room.

Inner Hall

Having a flush light point. Timber doors open to the WC and utility room.

WC

With a flush light point, wall mounted light point and tiled flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Utility Room

Having a side facing glazed obscured panel, strip lighting and tiled flooring. There is a base unit with an inset 1.0 bowl sink with a chrome mixer tap and the provision for a washing machine underneath. A timber door opens to the garage.

Garage

19'4 x 9'0 (5.90m x 2.75m)

Having an up-and-over door, light and power.

Kitchen

13'5 x 13'4 (4.10m x 4.06m)

With a Velux roof window, rear facing UPVC double glazed window, recessed lighting, pendant light points, extractor fan, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a gas hob, two ovens and a dishwasher. There is the provision for a full-height fridge/freezer. A UPVC door with an obscured glazed panel opens to the left side of the property.

Dining Room

12'11 x 9'6 (3.94m x 2.90m)

Having Velux roof windows, pendant light point and tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property.

From the entrance hallway, a staircase with a timber handrail rises to the first floor.



LIVING ROOM





FIRST FLOOR

Landing

Having a rear facing UPVC double glazed window, flush light points and a central heating radiator. Timber doors open to family bathroom 1, bedroom 2, bedroom 3, family bathroom 2 and bedroom 4.

Family Bathroom 1

Having a front facing UPVC double glazed obscured window, flush light point, extractor fan and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap.

Bedroom 2

12'5 x 11'0 (3.78m x 3.36m)

A double bedroom with a front facing UPVC double glazed bay window, pendant light point and a central heating radiator.

Bedroom 3

11'1 x 11'0 (3.38m x 3.36m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

Family Bathroom 2

With a rear facing UPVC double glazed window, recessed lighting, extractor fan, partially tiled walls and a heated towel rail. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap and an additional hand shower facility. To another wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen.

Bedroom 4

9'1 x 8'10 (3.00m x 2.70m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

From the landing, a staircase with a timber handrail rises to the second floor.

Second Floor

Landing

Having a side facing UPVC double glazed window and a flush light point. A timber door opens to the master bedroom.

Master Bedroom

27'2 x 11'3 (8.27m x 3.43m)

With a rear facing UPVC double glazed window, Velux roof window, recessed lighting and a central heating radiator. Openings give access to storage space and a timber door opens to the master en-suite WC.

Master En-Suite WC

With a flush light point and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.



LANDING





FAMILY BATHROOM 1



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM 2



MASTER BEDROOM



EXTERIOR & GARDENS

To the front of the property is exterior lighting, external power, an area mainly laid to lawn and a block-paved drive with parking for two vehicles. Access can be gained to the main entrance door and garage.

To the rear of the property is exterior lighting. A stone flagged seating terrace overlooks the rear garden and access can be gained to the dining room.

Steps descend to the rear garden where there are a variety of mature plants and trees.

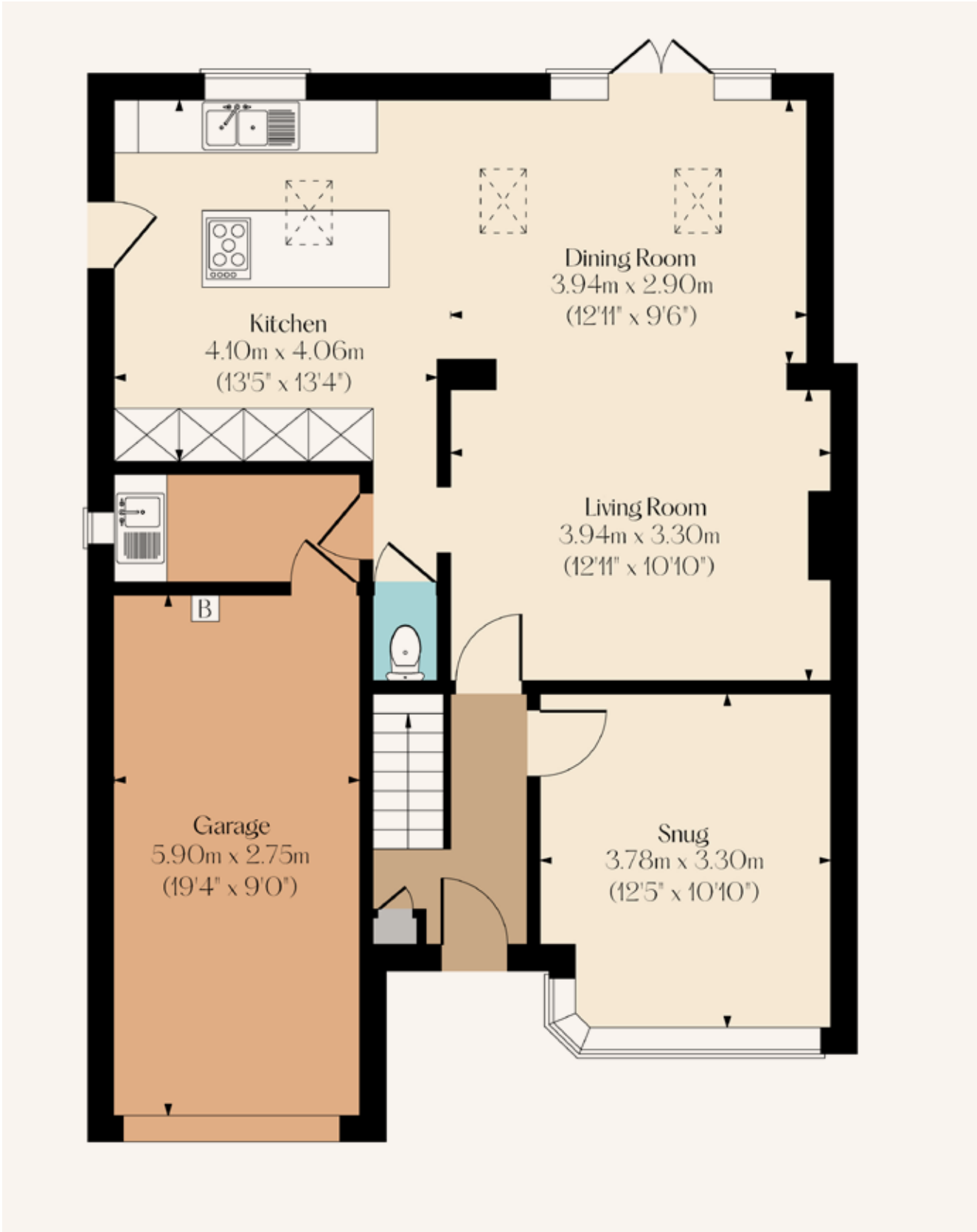
To the left of the property, access can be gained to the kitchen via a stone flagged path.

The garden is fully enclosed.



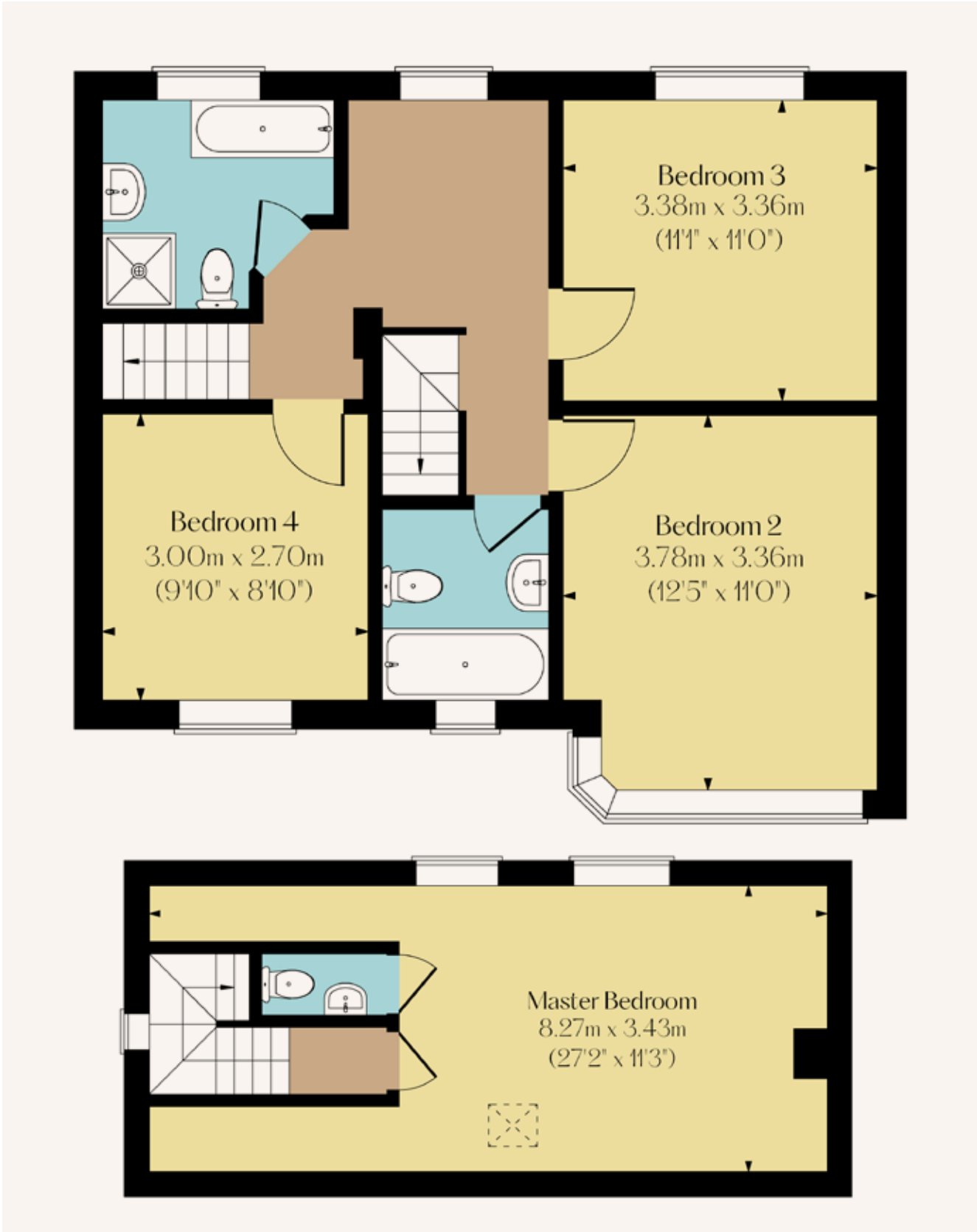
GROUND FLOOR

Ground Floor Approximate Floor Area:
1450 SQ.FT. (134.7 SQ.M)
Total Approximate Floor Area:
1794 SQ.FT. (166.7 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
579 SQ.FT. (53.8 SQ.M)
Second Floor Approximate Floor Area:
300 SQ.FT. (27.9 SQ.M.)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 3	SQFT 1,794
TENURE Freehold	COUNCIL TAX C

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	71	78
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Services

Mains connected. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a restrictive covenant on the land adjacent to the property. No easements or wayleaves. The flood risk is very low.

Additional Land

There is a separate parcel of land belonging to 12 Hallamshire Road adjacent to the property. Ask for more information.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

12 HALLAMSHIRE ROAD

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Offers in the Region
of £550,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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