



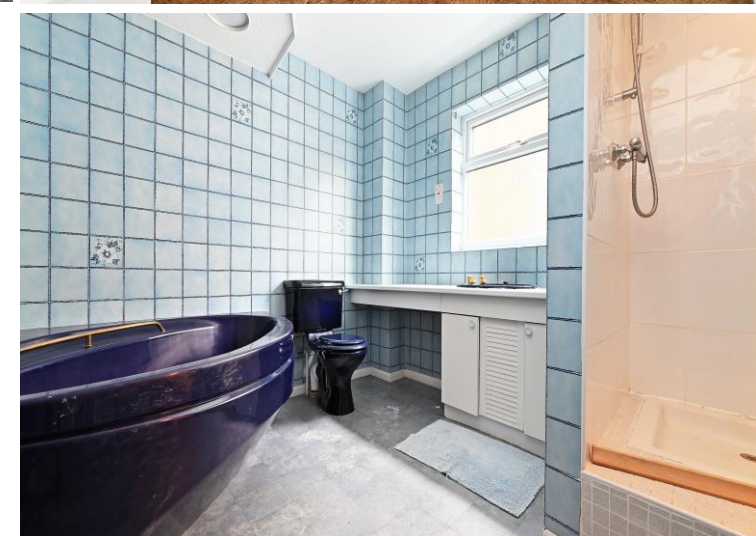


65 Hurlfield Road

Gleadless • Sheffield • S12 2SD

Asking Price £250,000

Spacious, 4/5-bedroom detached property offering flexible accommodation arranged over 3 levels in Gleadless, S12. In need of modernisation. Benefits from double glazing, integral garage and generous enclosed rear garden. Providing excellent transport links including Super Tram stop within walking distance. No onward chain. The ground floor features 2 reception rooms, the lounge filled with natural light and lovely garden views through full length sliding patio doors. The kitchen is fitted with a range of modern units and integrated appliances with breakfast bar and side door providing alternative access. Sliding door leads to a ground floor WC and cloakroom area. The first-floor features 3 bedrooms (one previously used as a lounge), both rear facing double rooms are generously proportioned with pleasant garden views. A spacious family bathroom is equipped with corner bath, vanity unit housing hand wash basin and separate shower cubicle. A smaller utility room houses the hot air heating system and water tank. Stairs rise to a second floor, creating a further 2 double bedrooms with garden aspect and generous storage within the eaves. Externally a driveway provides off street parking for 2 vehicles and access to the integral garage. A shared pathway leads to the generous rear garden which is currently filled with established planting. Hurlfield Road is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, and within close proximity of Supertram links.

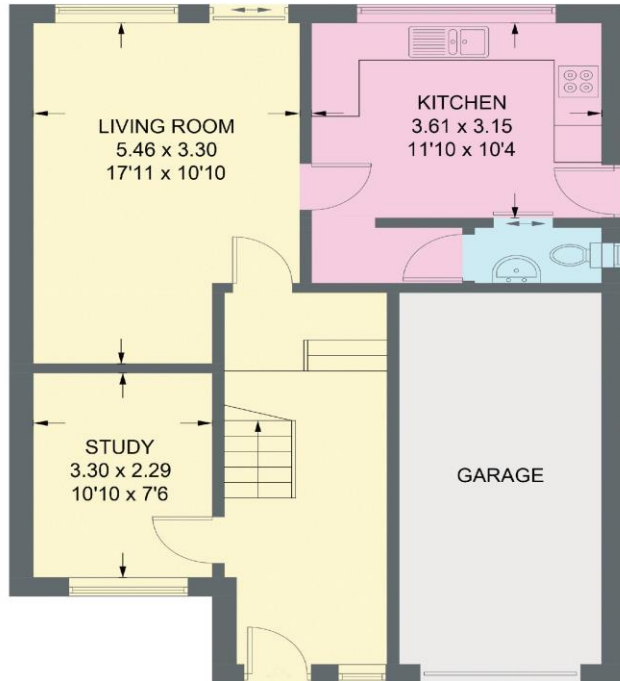


- Spacious Detached Property in S12
- 4/5 Bedrooms
- Spacious Bathroom
- In Need of Modernisation
- Generously Proportioned Accommodation
- Arranged Over 3 Levels
- Driveway & Garage
- Established Rear Garden
- Tenure TBC
- Council Tax Band E, EPC TBC

65 HURLFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 161.5 SQ M / 1738 SQ FT
(EXCLUDING GARAGE / EAVES)

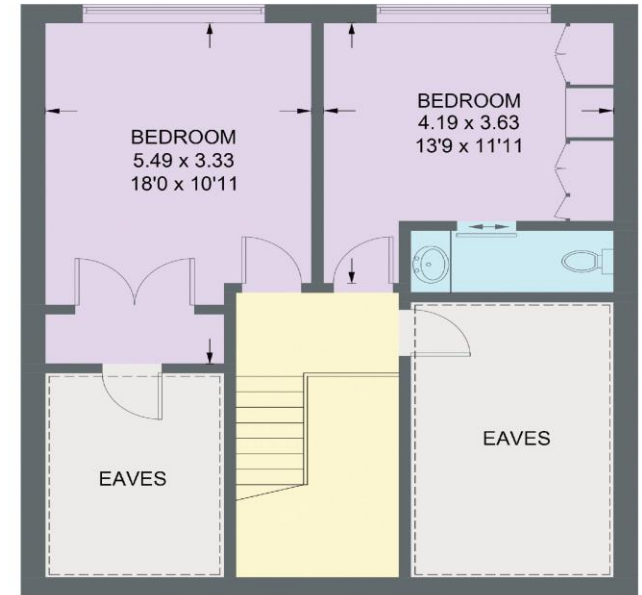
 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
54.2 SQ M / 583 SQ FT



FIRST FLOOR
64.0 SQ M / 689 SQ FT



SECOND FLOOR
43.3 SQ M / 466 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.