







## 35 Hunter Hill Road

Hunters Bar • Sheffield • S11 8UD

Guide Price £250,000 - £260,000

A brick built, bay fronted, mid terraced house at Hunters Bar, in walking distance from Endcliffe Park. The property is complemented by stylish décor, situated over 3 floors, featuring 2 double bedrooms, traditional bathroom, lounge and modern dining kitchen, with an impressive, landscaped rear garden. Benefits from combination gas central heating and double glazing. Superb location. A composite front door opens into an impressive bay fronted lounge presented in modern décor, featuring a log burning stove on slate hearth with oak mantel and plantation shutters. The dining kitchen is fitted with cornflour blue shaker wooden wall and base units topped with quartz worktops and a range of Bosch integrated appliances including electric oven, gas hob, dishwasher and space for a freestanding fridge freezer. There is generous understairs storage, a wall mounted combination boiler (Jan 2024) and rear door access. The first floor comprises of a stylish front facing double bedroom presented in modern tones, carpet and plantation shutters with bespoke built in storage. The stunning bathroom is equipped with a traditional suite including roll top bath, Burlington handwash basin and separate walk-in shower enclosure decorated with bold colour and contrasting white tiling, incorporating underfloor heating. The second floor offers a superb, spacious master bedroom filled with natural light courtesy of 3 Velux windows and providing access to the eaves. A raised forecourt provides privacy from the road. At the rear is a private, low maintenance attractive south facing rear garden complemented by stone patio landscaped pebbling and wooden sleepers. Hunter Hill Road is an extremely popular road, well-placed for local shops, restaurants, cafes and amenities on Ecclesall Road and Sharrow Vale Road, local schools, Endcliffe Park and the Botanical Gardens, further recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Bay Fronted Mid Terraced House In Hunters Bar
- Fabulous Attic Master Bedroom
- Beautiful Stylish Interior
- Modern Kitchen with Integrated Appliances
- Cosy Lounge & Log Burning Stove

- Roll Top Bath & Separate Shower
- Combi Boiler & Double Glazing
- Low Maintenance South Facing Garden
- Leasehold 800 years from 25/03/1908, £7.50pa
- Council Tax Band B, EPC Rating TBC



# 35 HUNTER HILL ROAD

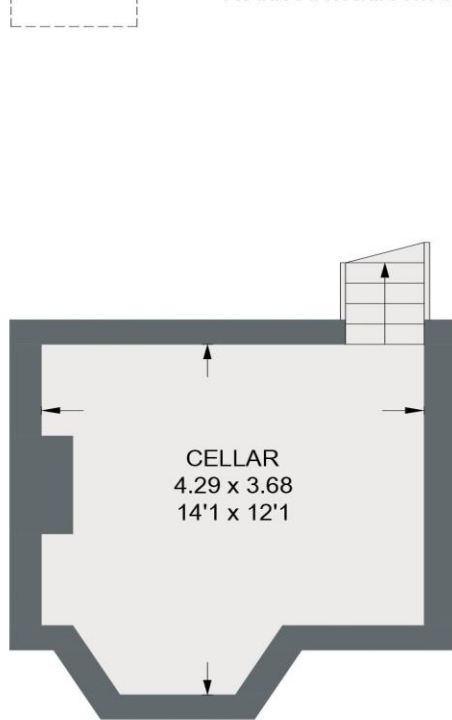
APPROXIMATE GROSS INTERNAL AREA = 78 SQ M / 839 SQ FT

CELLAR = 14.7 SQ M / 158 SQ FT

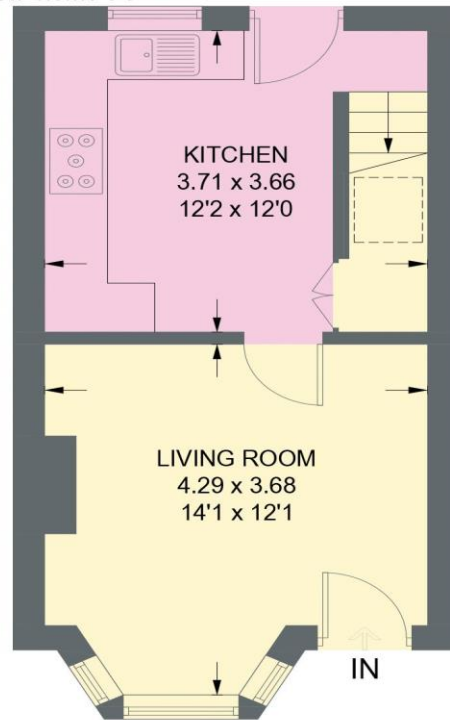
TOTAL = 92.7 SQ M / 997 SQ FT



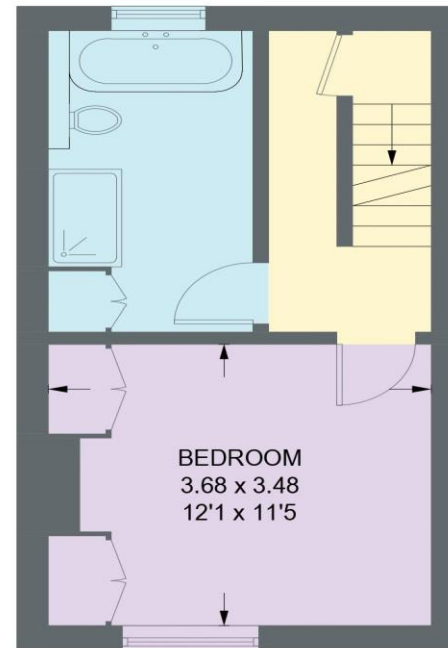
= Reduced headroom below 1.5m / 5'0"



**CELLAR**  
14.7 SQ M / 158 SQ FT



**GROUND FLOOR**  
28.2 SQ M / 303 SQ FT



**FIRST FLOOR**  
26.6 SQ M / 286 SQ FT



**SECOND FLOOR**  
23.2 SQ M / 250 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.