







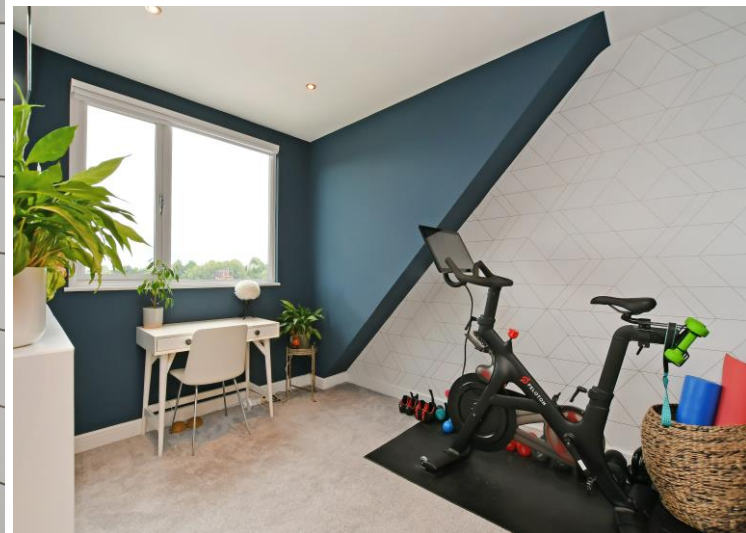
48 Huntingtower Road

Sheffield • South Yorkshire • S11 7GT

Guide Price - £325,000 - £350,000

A stunning, 4 storey, 3 double bedroom brick built, stone fronted, terraced house in Greystones with a superb open plan design, incorporating dual aspect flexible living area, downstairs WC, utility room and spacious dining kitchen opening onto an enclosed courtyard garden to the rear. Benefits from stylish décor throughout, recently installed bathroom, made to measure blinds, bespoke wardrobes, generous storage and recent garden upgrade. The front entrance door opens into the spacious, dual aspect, open plan living space, filled with natural light, complemented by engineered hardwood flooring and media wall. Stairs, with a glass balustrade descend to the lower ground, superb open plan dining/kitchen with a good range of grey floor to ceiling units with white, granite effect worktops, centre island with seating and integrated appliances including a 5-ring gas hob with extractor over, a dishwasher, fridge freezer, microwave, electric oven and wood effect vinyl flooring. There is a rear door which opens into the garden and a further door which opens into the downstairs WC/utility room with space and plumbing for a washing machine. The first floor features a generous master bedroom with front facing window, presented in bold modern tones and contrasting carpet. The bathroom has been recently upgraded to include freestanding bath and walk in rainfall shower styled with decorative tiled floor and brass fittings. From the landing, further stairs with glazed balustrades rise to the second floor creating a further 2 double bedrooms, both providing access and storage within the eaves. Outside, to the rear is a courtyard garden, designed with artificial lawn and raised decked patio, complemented by colourful flowerbeds. Huntingtower Road is ideally placed for access to the bars, pubs, cafes and restaurants in Banner Cross and Ecclesall Road and is within catchment area for reputable local schools including Greystones Primary. Providing excellent transport links into the city centre and out to the Peaks. Freehold Council Tax Band A, EPC Rating C





- Brick Built, Stone Fronted, Terraced House
- 3 Double Bedrooms
- Stunning Dining Kitchen
- Dual Aspect Open Plan Living Space
- Fabulous Bathroom

- Sought After Location in Greystones, S11
- Stylishly Presented Throughout
- Enclosed Courtyard Garden
- Freehold
- Council Tax Band A





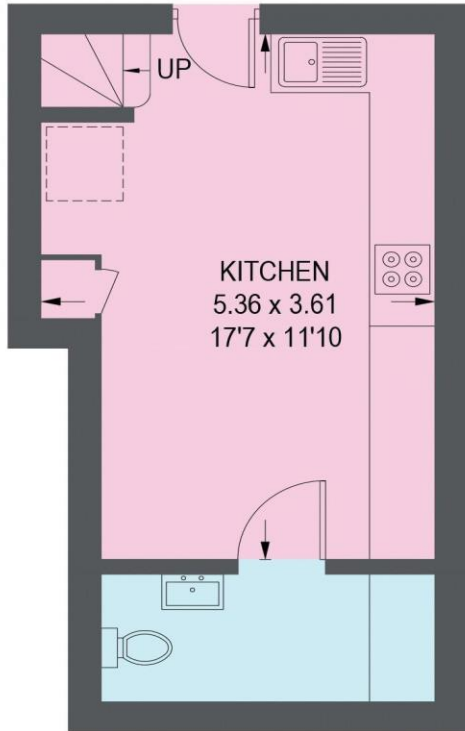
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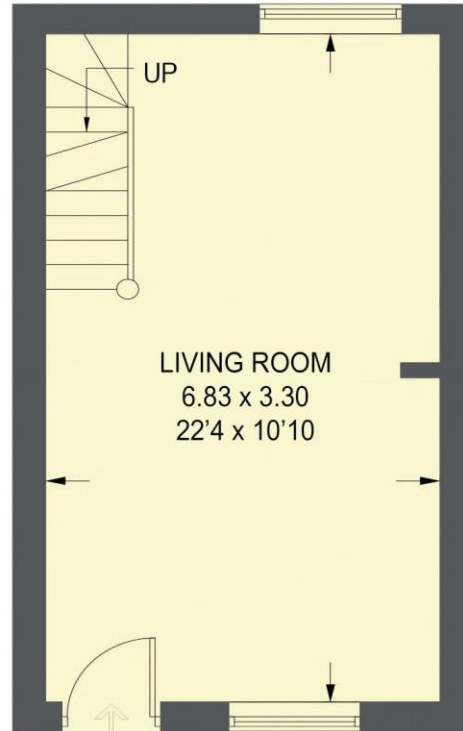
48 HUNTINGTOWER ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.9 SQ M / 1000 SQ FT
(EXCLUDING EAVES)

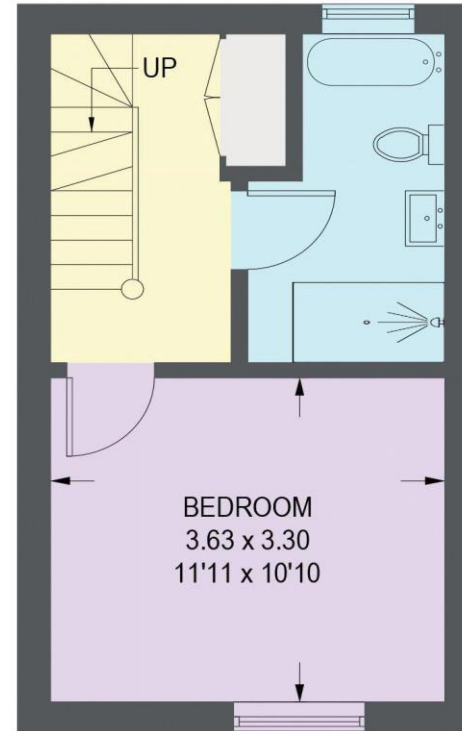
 = REDUCED HEADROOM BELOW 1.5m / 5'0



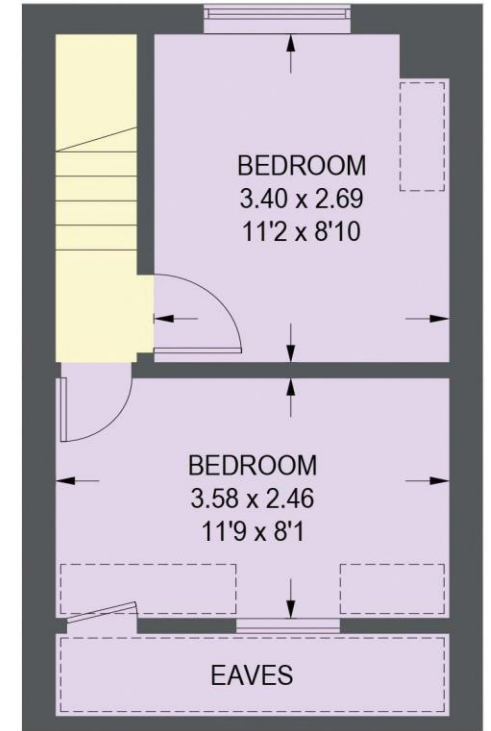
LOWER GROUND FLOOR
22.4 SQ M / 241 SQ FT



GROUND FLOOR
24.6 SQ M / 265 SQ FT



FIRST FLOOR
24.5 SQ M / 264 SQ FT



SECOND FLOOR
21.4 SQ M / 230 SQ FT
(EXCLUDING EAVES)

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



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