



99 Neill Road, Hunters Bar, Sheffield, S11 8QH



# 99 Neill Road

## Hunters Bar

Guide Price

# £200,000

GUIDE PRICE £200,000 to £220,000

Nestled in the ever-popular heart of Sharrowvale, this charming three-bedroom terrace offers a rare opportunity to purchase a beautifully arranged home in one of Sheffield's most vibrant and desirable neighbourhoods. Perfectly positioned just a short stroll from the independent shops, artisan cafés, and highly regarded restaurants of both Ecclesall Road and Sharrowvale Road, the property sits within a true hub of activity and convenience.

Well served by excellent bus routes and surrounded by an abundance of green spaces, the location is ideal for those who enjoy a balance of city living and the outdoors. Endcliffe Park, the Botanical Gardens, and the wider Porter Valley are all within easy reach, offering beautiful walking routes, open lawns, and peaceful woodland.

The accommodation is set across four levels and is offered to the market with no onward chain, making it an ideal choice for first-time buyers, families, or anyone seeking a home ready for immediate occupation.

On the ground floor, a well-proportioned living room sits to the front, complemented by a bright and modern kitchen to the rear—both providing comfortable and practical living space. The lower ground floor offers a versatile basement room, ideal for storage, hobbies, or potential future development (subject to the usual consents).

To the first floor are two bedrooms and a family bathroom, while the second floor boasts a generous third bedroom with impressive dimensions and excellent natural light.

To the rear is a lovely low-maintenance garden, providing a peaceful outdoor retreat—perfect for relaxing, dining, or entertaining during the warmer months.

A superb home in a fantastic location—early viewing is highly recommended.



- Three-bedroom terrace in the highly sought-after Sharrowvale area
- Walking distance to Ecclesall Road and Sharrowvale Road with their vibrant shops, cafés, and restaurants
- Excellent transport links, with convenient bus routes nearby
- Close to beautiful green spaces, including Endcliffe Park and the Botanical Gardens
- Accommodation arranged over four levels, offering flexible living
- Well-proportioned living room and a bright, modern kitchen
- Low-maintenance rear garden providing a peaceful outdoor space
- Cellar - a bonus space for extra storage







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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