



12 Guest Road, Hunters Bar, Sheffield, S11 8UJ

Saxton Mee

12 Guest Road

Hunters Bar

Offers Around

£379,950

Within a very short walk of the extremely sought after amenities on Sharrow Vale Road and the picturesque Endcliffe Park a spacious four bedroom mid terrace property offering attractively appointed and spacious family accommodation and benefitting from a new roof and a lovely enclosed landscaped south facing rear garden with decked entertaining area idea for relaxation.

The property is offered for sale with a completed chain.

Side entrance lobby, bay windowed sitting room with wood burning stove, separate dining room opening through to a well fitted kitchen with an excellent range of units and with integrated fridge, dishwasher, microwave, oven and hob and breakfast bar area. Cellar head storage area and useful basement cellar. On the first floor, main double bedroom, good sized second bedroom and modern stylish bathroom with full suite with freestanding bath, walk in shower area with rainfall shower head. On the second floor, two double bedrooms with Velux roof lights and with excellent bespoke built in eaves / storage areas.

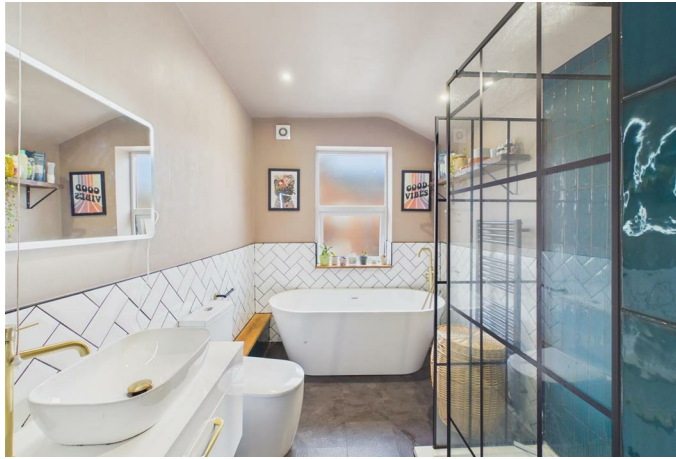
Outside to the rear an enclosed south facing garden area with patio, artificial lawn and feature Pergola with decked area ideal for entertaining and barbeques.

Guest Road is a very popular vibrant location close to the excellent Hunters Bar School, restaurants and speciality shops on Sharrow Vale Road and walking distance of Endcliffe Park.



- Four bedroom mid terrace property
- Has the benefit of a new roof and stylish internal decoration with spacious accommodation
- Short walk of the excellent amenities on Sharrow Vale Road
- Spacious superb open plan dining kitchen
- Low maintenance garden with Astro Turf and entertaining area with Pergola
- Contemporary modern bathroom







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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