



16 Whitfield Road, Fulwood, Sheffield, S10 4GJ



# 16 Whitfield Road

## Fulwood

Guide Price

# £695,000

GUIDE PRICE £695,000-£720,000

Located in a very sought after location within very easy walking distance of nearby parks, Forge Dam, the Mayfield Valley and with the benefit of excellent local schools, is this charming, well proportioned five bedroom semi detached family home which has been beautifully and sympathetically upgraded by the current owners.

The property benefits from uPVC double glazing and solar panels with battery storage as well as an air source heat pump delivering hot water and central heating (RHI cashback payments £1400 per annum till March 2029).

This lovely family property briefly comprises: A welcoming reception hall, bay windowed sitting room with focal log burner fireplace, dining room with feature logstore and patio doors to rear patio and garden, spacious contemporary open plan kitchen and downstairs WC. First floor: three good sized double bedrooms, large family bathroom with bath and separate shower. Second floor: one double bedroom with eaves storage, single bedroom and modern shower room.

Outside there is an attractive front garden and driveway with off-road parking leading to the attached garage. To the rear superb long garden with southerly aspect and great backdrop.

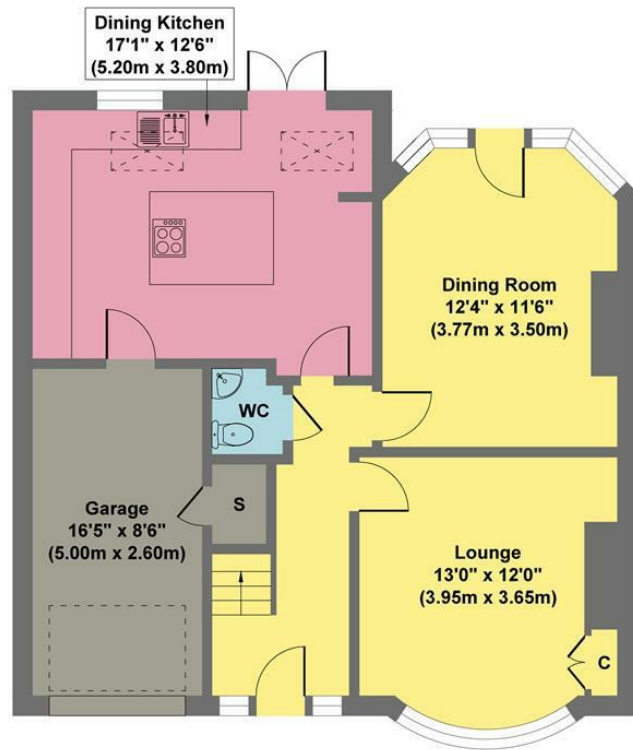


- Fabulous Five Bedrooms/Two Bathrooms Semi Detached
- With Solar Panels And Air Source Heat Pump
- Finished To A High Specification Throughout
- Delightful South Facing Rear Garden
- Ample Off Street Parking And Garage
- First Class Schools Nearby
- Close To Excellent Local Amenities And Regular Transport Links
- Close To Open Countryside, Forge Dam And Mayfield Valley
- Freehold/EPC Rating C/Council Tax Band D
- Viewing Via Banner Cross Office

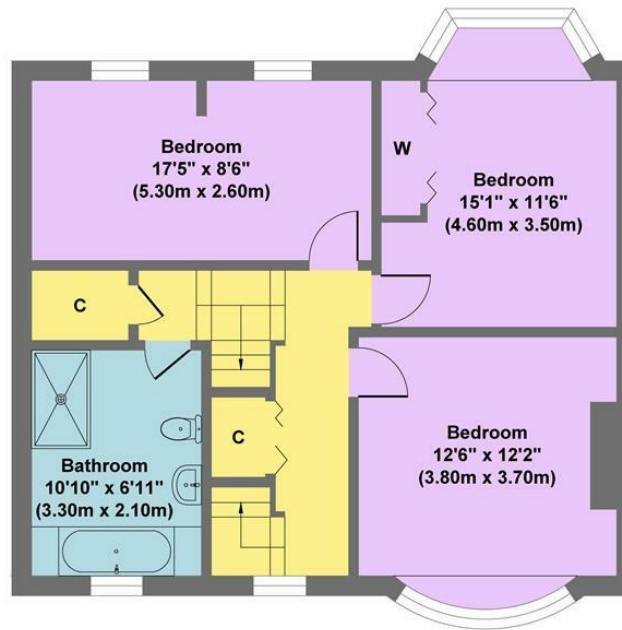




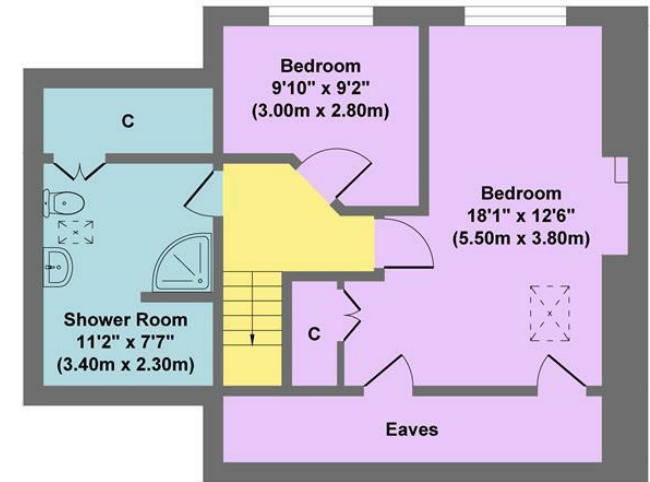
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**Ground Floor**  
**Approximate Floor Area**  
**841 sq.ft**  
**(78.16 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**755 sq.ft**  
**(70.12 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**502 sq.ft**  
**(46.61 sq.m.)**

**Approx. Gross Internal Floor Area 2098 sq.ft / 194.89 sq.m**

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

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.\*