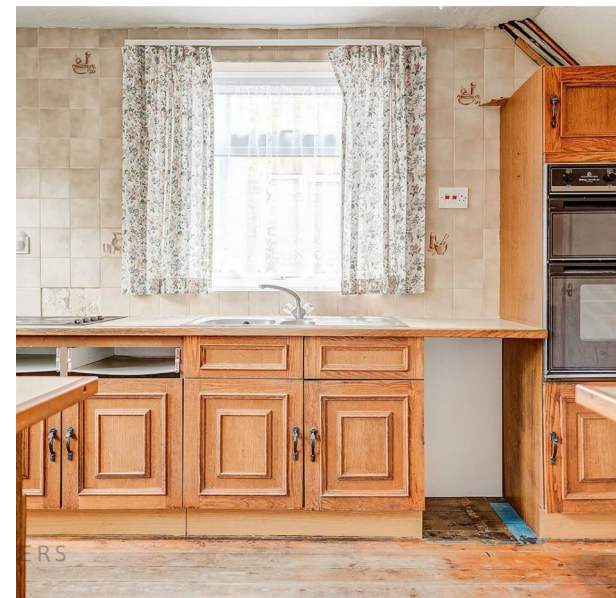


38 Barncliffe Road, Fulwood, Sheffield, S10 4DF
£350,000

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38 Barncliffe Road, Fulwood, Sheffield, S10 4DF

£350,000

Council Tax Band: C

A spacious three bedroom semi-detached home which is located in a highly sought after residential suburb. Perfect for families, the property requires some modernisation and would make a superb home. Close to shops, amenities, Hallamshire golf club and bus routes giving easy access to the Universities and Hospitals, the property is also within the catchment area of Hallam and Tapton schools, and is within close proximity to the Redmires reservoirs, Mayfield Valley and short drive away from the Peak District national park. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, lounge, dining room and kitchen. To the first floor there is a first floor landing area, three bedrooms and a bathroom. Outside, there is a garden to the front, off road parking and to the rear there is a southerly facing garden with detached garage. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, 800 years from 1960, ground rent is £22 per annum. Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads directly to the hallway. There is a staircase rising to the first floor, a radiator, a side facing upvc double glazed window and a useful under stairs cupboard.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed half bay window, a radiator and a gas fire with feature surround. The room opens to the dining room.

Dining Room

A spacious dining room which has a rear facing upvc double glazed window overlooking the southerly facing garden, a radiator and ample space for a dining table and chairs.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. With space for appliances, rear and side facing upvc double glazed windows and a rear facing composite door leading to the outside.

First Floor Landing

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, a wooden bannister rail, loft hatch gaining access to the roof space and a cupboard housing the glow worm boiler.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed half bay window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Bedroom Three

The third bedroom is a single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With rear

and side facing upvc double glazed windows and a radiator.

Outside

To the front of the property there is a driveway and garden area with lawn and surrounding conifers. The drive continues to the side of the property and leads to the rear, which has a spacious lawned garden with surrounding conifers and there is a useful detached garage. The garden enjoys a southerly facing aspect.

Detached Garage

A useful addition to the property, having an up and over door and power/lighting.



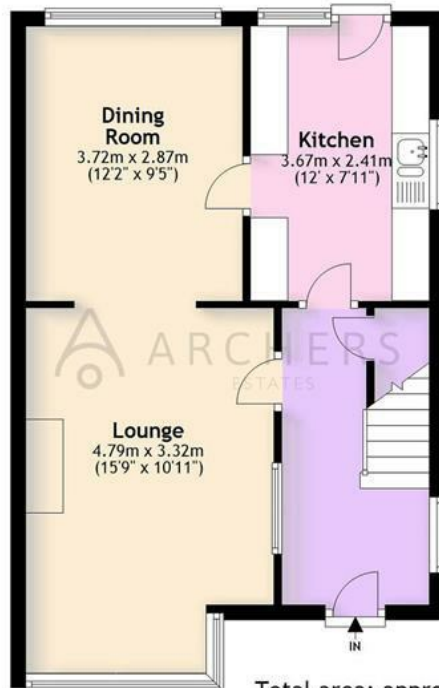
Outbuilding

Approx. 11.7 sq. metres (126.1 sq. feet)



Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 96.3 sq. metres (1036.4 sq. feet)

First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	