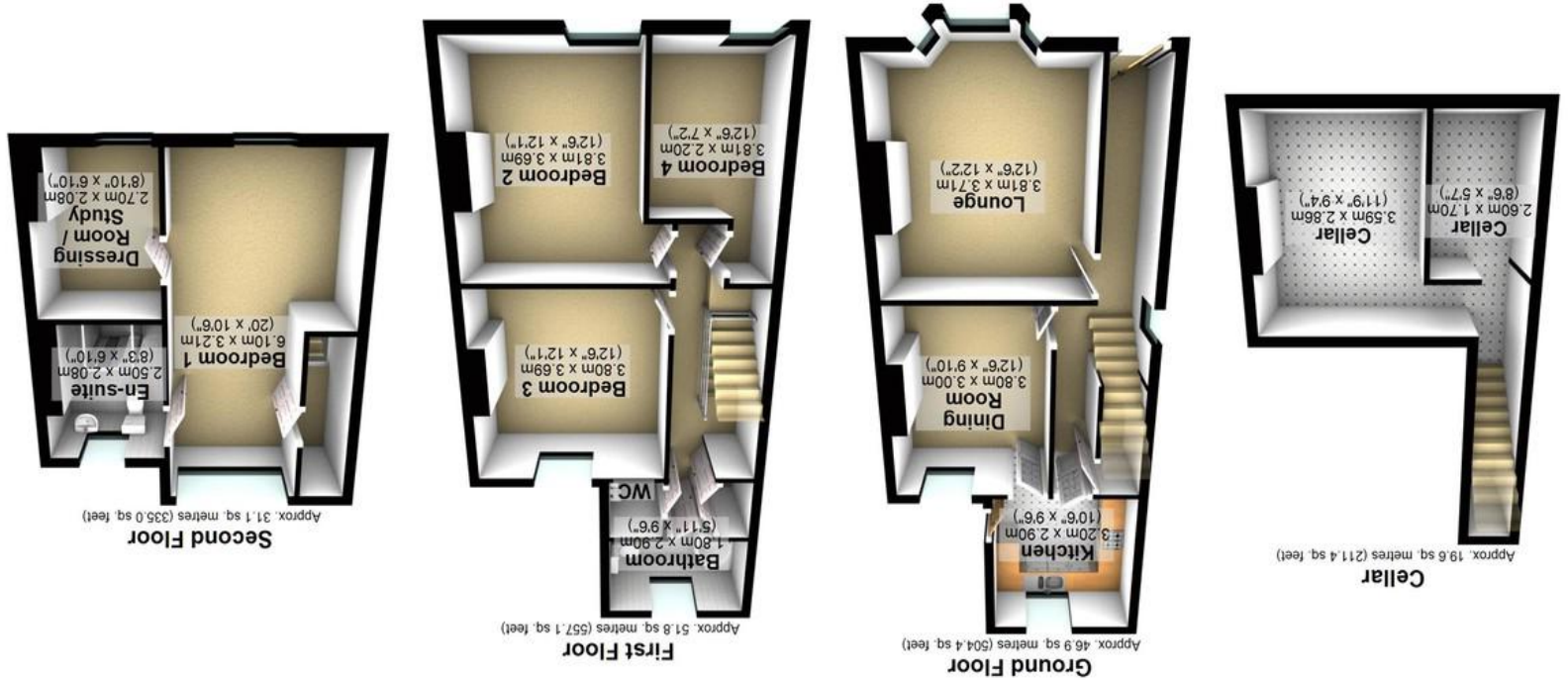


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	50
Potential	71

Total area: approx. 149.4 sq. metres (1607.9 sq. feet)
All measurements are approximate
Plan produced using Planip.





5 Penrhyn Road | Hunters Bar | Sheffield | S11 8UL Property Tenure: Freehold

Having recently undergone a full scheme of internal transformation by the current vendors with absolutely no expense spared is this absolutely incredible, four bedroomed, two bathroomed, end of Victorian villa terraced property. Offering one of the largest styles on the road number five has been super careful to retain the original, period features, character and charm associated with a property from this era and has effortlessly blended them with a contemporary, modern twist that will be incredibly popular with the professional couple and young family alike. Enjoying a fabulous master bedroom to the loft that benefits from en-suite and spacious walk in dressing room, southerly facing rear private garden that has no through fare from neighbouring properties, double rear off shot, easy on road parking to the front and stunning views to both the rear and front. Located on this incredibly popular residential road within a few short strides of fashionable Sharrow Vale, that boasts an array of independent eateries, cafe scene and shops, Endcliffe park is on the door step, Hunters Bar and High Storrs schooling catchments are on offer and The Peak District is up the road.



PROPERTY FEATURES

- FOUR BEDROOMED END OF VICTORIAN TERRACED
- TWO BATH/SHOWER ROOMS WITH EN-SUITE TO THE LOFT MASTER
- PRIVATE REAR SOUTHERLY FACING GARDEN
- FULLY REFURBISHED TO THE VERY HIGHEST OF STANDARDS WITH NO EXPENSE SPARED
- HEART OF FASHIONABLE HUNTERS BAR
- HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY SCHOOLING CATCHMENTS
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- 1,607 SQ FEET OF ACCOMMODATION OVER THREE FLOORS
- SHORT STROLL TO SHARROW VALE
- FREEHOLD COUNCIL TAX BAND C £1,825.63

GUIDE PRICE £350,000-£370,000

