

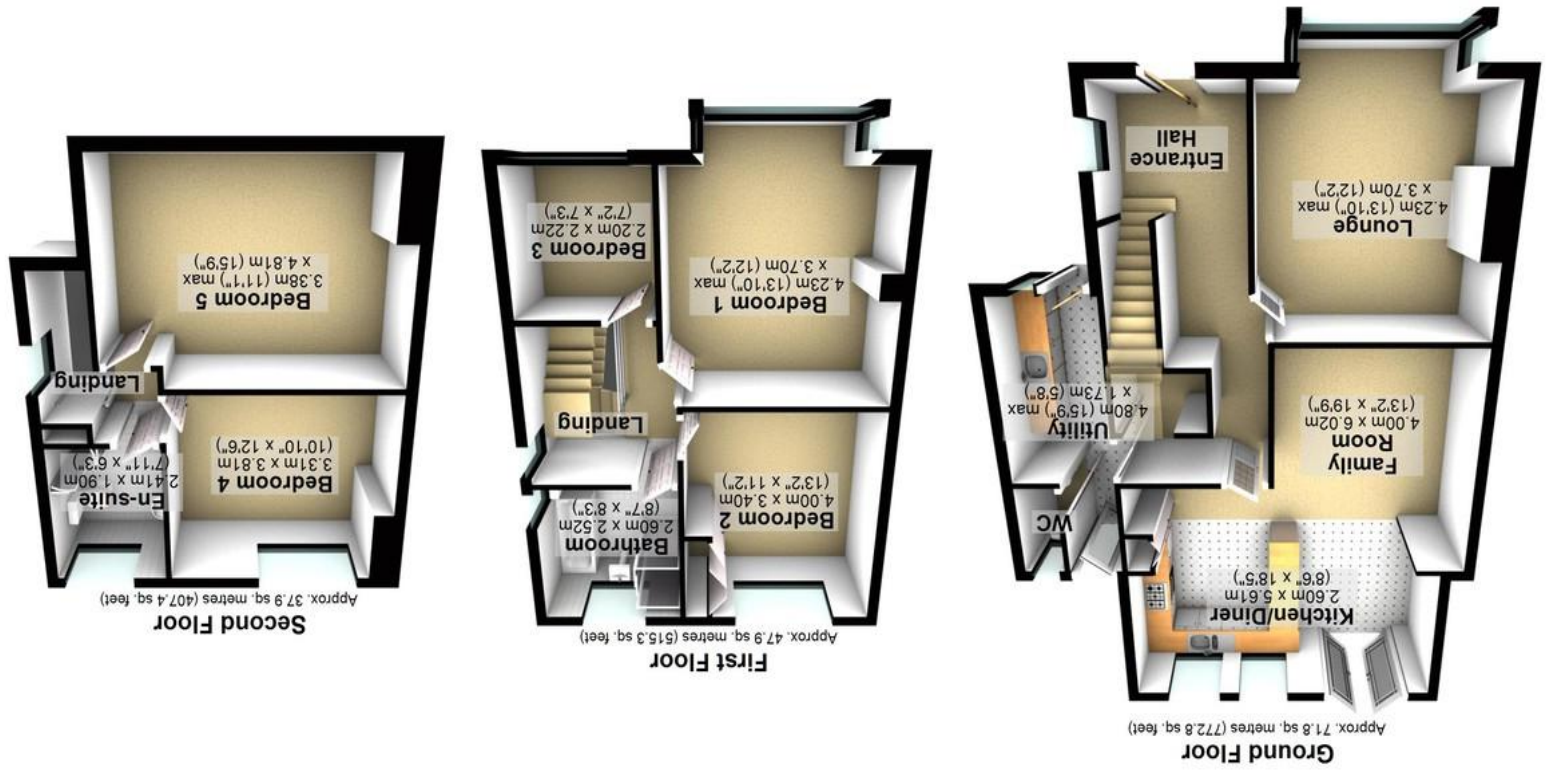
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	75
B (81-91)	75
C (69-80)	75
D (55-68)	75
E (39-54)	75
F (21-38)	75
G (1-20)	75

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
www.epcau.com

Total area: approx. 157.5 sq. metres (1695.6 sq. feet)
All measurements are approximate
Plan produced using Planip.





90 Huntley Road | High Storrs | Sheffield | S11 7PB

Property Tenure: Leasehold

An absolutely fabulous, five bedroomed, bay windowed, semi detached family home. Having been tastefully extended to the side, rear and loft to create this incredibly spacious property that has been perfectly designed and finished to cater for the growing family market. With three impressive floors of accommodation that total 1,695 Sq feet number 90 represents an extremely rare opportunity for a property of this size and style. Located towards the top of this incredibly popular residential road in the very heart of High Storrs within a short stroll of Bents Green shopping facilities, top local schooling catchments including Ecclesall juniors and High Storrs secondary and not forgetting The Peak District is literally up the road. With ample off road parking, sizeable rear garden the property is filled with a feeling of light and space, it's easy to say that viewing is absolutely essential to fully appreciate this stunning home.

PROPERTY FEATURES

- FABULOUS FIVE BEDROOMED SEMI DETACHED
- TASTEFULLY EXTENDED TO THE REAR LOFT AND SIDE
- OPEN PLAN CONTEMPORARY REAR LIVING DINING KITCHEN
- THREE INCREDIBLY SPACIOUS FLOORS OF ACCOMMODATION
- PERFECTLY DESIGNED TO CATER FOR THE GROWING FAMILY MARKET
- ECCLESALL JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- WELL SOUGHT AFTER RESIDENTIAL SUBURB
- PEAK DISTRICT ON THE DOOR STEP
- AMPLE PARKING AND LARGE REAR PRIVATE GARDEN
- LEASEHOLD 730 YEARS LEFT REMAINING £10PA COUNCIL TAX BAND C £1,825.63PA

