



Upperthorpe Sheffield S6 3NG
Offers In The Region Of £695,000

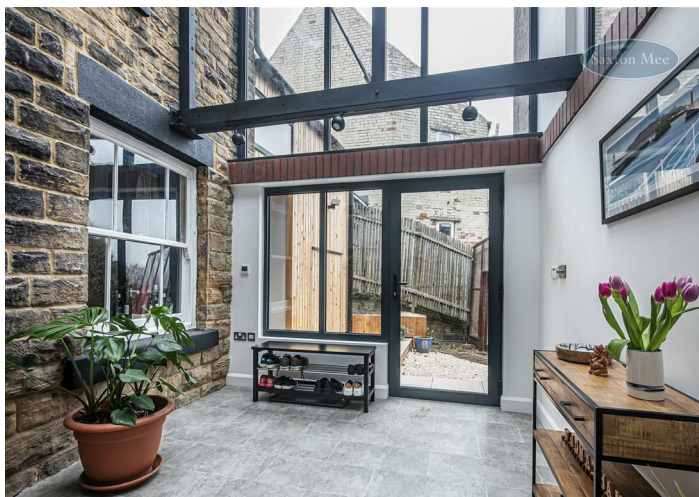
Upperthorpe

Sheffield S6 3NG

Offers In The Region Of £695,000

**** FREEHOLD **** Hardwick House is a truly exceptional, four bedroom detached Victorian residence, located in the Birkendale Conservation Area, which carefully combines the grandeur of its era with a modern twist in the most elegant and sympathetic way. The property has been extended to create the ultimate family home, with double glazed aluminium and timber sash windows and gas fired central heating throughout. In summary, the vast accommodation comprises: To the lower ground floor is the impressive main entrance hall with stunning glazed ceiling, underfloor heating and large windows flooding the space with natural light. Formal dining room. Store room/potential wine cellar housing the gas/electric meters. Separate utility room and downstairs W.C. Dining kitchen offering a versatile social space having a range of fitted units at wall and base level and granite work surfaces incorporating sink and drainer. Integrated appliances include a dishwasher, five ring gas hob, built in oven and extractor and space for a fridge/freezer and microwave. French doors lead out onto a patio. The heart of this superb family home is without doubt the lounge, having bi-folding doors and vaulted ceilings with underfloor heating, exposed beams and velux windows, allowing for plenty of natural light and a wood burning stove for winter evenings. Ground Floor: A further hallway with stairs to the first floor, encapsulating a reading nook with reinforced glass floor. The sitting room can be found to the front with a large bay window, stunning fireplace, coving and a picture rail. Dual aspect study/further reception with original shutters. Bedroom four is ideal for guests having an en-suite shower room. First floor: Three generously proportioned double bedrooms and the family bathroom with bath and shower over, wash hand basin and W.C as well as fitted storage and window seat.

- FOUR DOUBLE BEDROOMS/TWO BATHROOMS
- OVER 2500 SQ FT OF LIVING ACCOMMODATION
- FOUR RECEPTION ROOMS
- SIMPLY STUNNING FAMILY HOME
- SOUGHT AFTER RESIDENTIAL STREET
- EASY ACCESS TO THE UNIVERSITIES AND HOSPITALS





OUTSIDE

To the front is a block paved driveway providing ample off street parking with electric supply for a future car charging point. There is a garden to the front with a range of established plants enclosed with an iron gate and low stone wall. Access to the side with steps leading down to the main entrance hallway and access to the workshop, which could be re-modelled to be converted into a home office. Outdoor store beneath the workshop. The rear garden enjoys a tranquil feel with seating areas including a brand new porcelain patio, planted borders and established trees, greenhouse and additional covered storage.

LOCATION

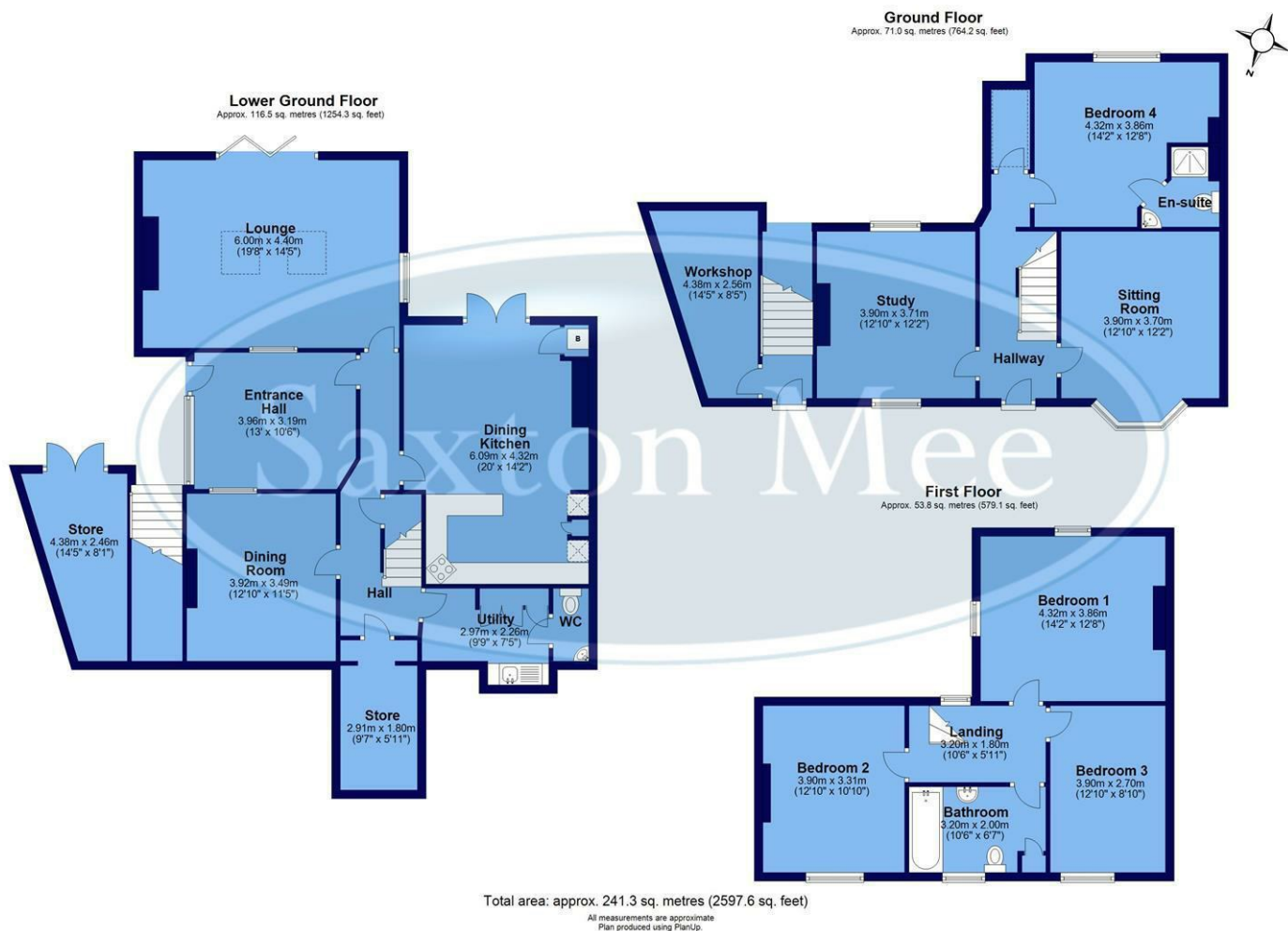
Located in the vibrant and bustling community of Sheffield 6. The property is within easy reach of excellent local amenities on South Road and Commonsides including several grocery outlets, independent delicatessen and bakery, micro-pub, dentist, GP practice and independent restaurants. Well regarded local schools for pupils of all ages. Easy access to the universities and teaching hospitals.

MATERIAL INFORMATION

Tenure: Freehold.

Council Tax Band: E.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		