



Hibberd Place Malin Bridge Sheffield S6 4RF
Offers Around £450,000

Hibberd Place

Sheffield S6 4RF

Offers Around £450,000

**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Viewing is essential to appreciate the accommodation on offer of this four bedroom, four bathroom, two reception room detached property which enjoys a private south facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Situated on a quiet cul-de-sac, but ideally placed for public transport links, amenities, local schools and easy access to Sheffield City Centre and open countryside.

Set over three levels, the spacious and versatile living accommodation briefly comprises: enter through a front door into the entrance hall with access into the kitchen/breakfast room and the lounge/dining room. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, microwave and dishwasher along with housing for an American style fridge freezer. The excellent sized lounge has attractive flooring, ample space for a dining table and chairs and two windows allowing lots of natural light. A door then opens into occasional room and an en suite shower room.

From the entrance hall, a staircase descends to the lower ground floor landing with an under stair storage cupboard and access into the utility, lounge and shower room. The utility has a sink and drainer, housing and plumbing for a washing machine and tumble dryer and a rear entrance door. The lounge has French doors opening onto the rear and a shower room off with WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, four further bedrooms and the family bathroom. All four bedrooms benefit from fitted wardrobes. The master has impressive views, a dressing/study area and an en suite shower room. The bathroom has a four piece suite with jacuzzi bath and separate shower.

- VIEWING IS ESSENTIAL
- FOUR BEDROOM, FOUR BATHROOM FAMILY HOME
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- JUST UNDER 1,900 SQUARE FEET
- CLOSE TO AMENITIES, TRANSPORT LINKS & GOOD LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front is a newly laid Resin driveway providing off-road parking. A gate gives access to the fully enclosed, south facing rear garden with a wooden decked terrace and artificial lawn.

LOCATION

A quiet no through road within close proximity of the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links including the Sheffield Supertram terminus at Malin Bridge.

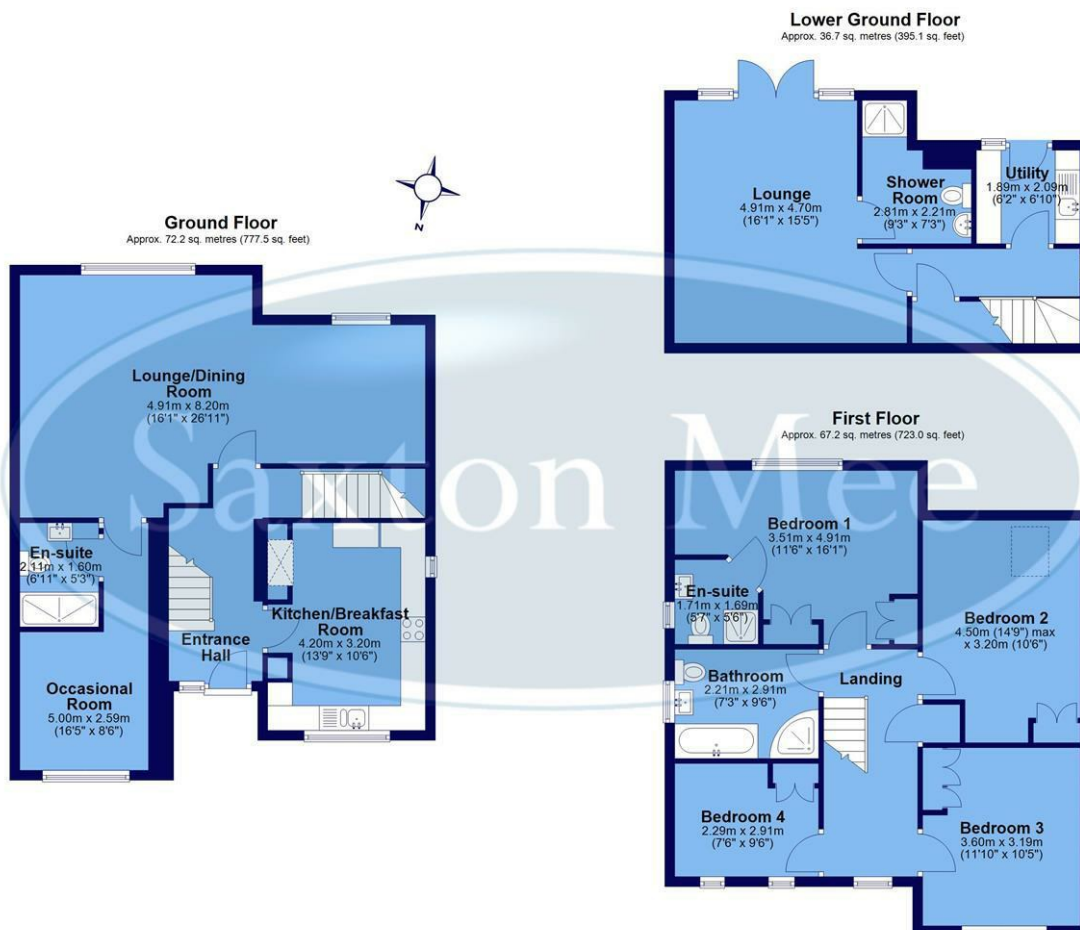
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

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.



Total area: approx. 176.1 sq. metres (1895.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		71 79		66 73	