

Saxton Mee



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



Hibberd Place

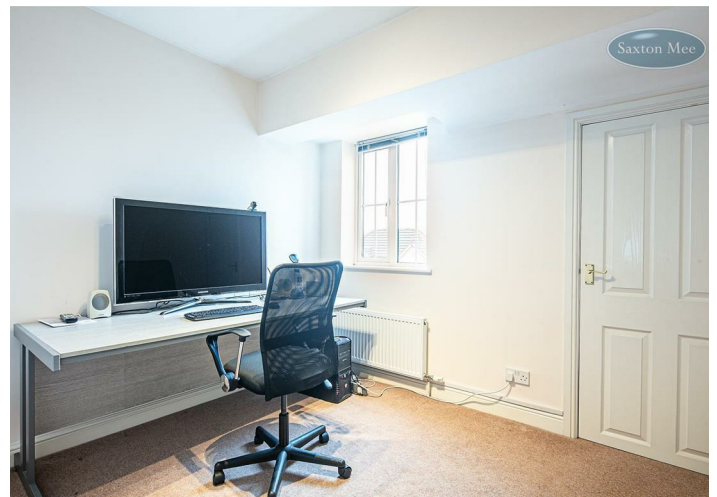
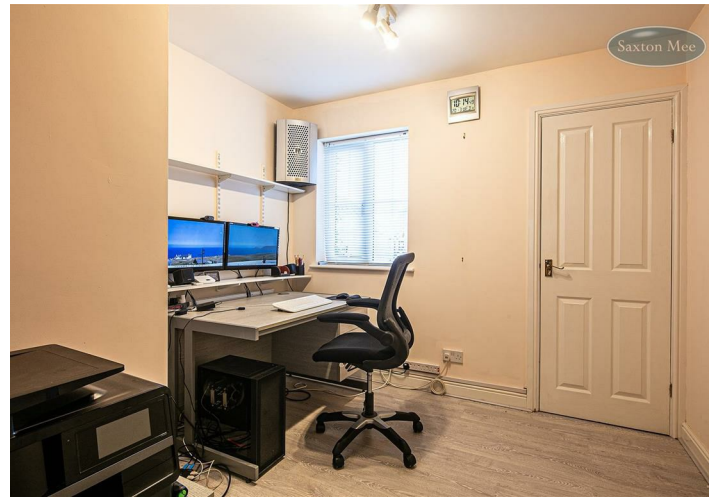
Sheffield S6 4RF

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**** FREEHOLD ** NO CHAIN ** OVER 1,780 SQ FEET **** Viewing is essential to appreciate the accommodation on offer of this five bedroom, three bathroom detached property which enjoys a private rear garden and benefits from a double-width driveway, a double garage, uPVC double glazing, solar panels 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 living accommodation briefly comprises front door which opens into the entrance hall with a downstairs WC and access into the integral garage. A staircase rises to the ground floor with access into the kitchen, lounge, dining room, and bedroom five/study. The lounge to the front has a Reverse cycle air conditioning unit and a large bay window allowing lots of natural light, perfect for enjoying the attractive views. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is an integrated dishwasher, a dual fuel cooker with gas hob and electric oven, a washing machine along-with a fridge freezer. Side entrance door. The separate dining room has a sliding patio door which opens onto the rear garden. Bedroom five/study has a storage cupboard with shelving. A further staircase rises to the second floor landing with access into the useful loft space, four bedrooms and the family bathroom. The master is a good size with a front facing bay window, fitted furniture and an en suite shower room. Bedroom two again is a good size double, benefits from a fitted wardrobe and has an en suite shower room. Double bedroom three is rear facing and has fitted wardrobes. Bedroom four has a storage cupboard which houses the modern gas boiler. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- QUIET CUL-DE-SAC POSITION
- DOUBLE INTEGRAL GARAGE WITH SCOPE
- PRIVATE REAR GARDEN
- FIVE BEDROOMS/THREE BATHROOMS
- ATTRACTIVE VIEWS
- SOUGHT-AFTER-LOCATION, AMENITIES CLOSE-BY, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

To the front is a lawn with a double-width driveway to the side, this leads to the integral double garage with both an up and over door and electric door and benefits from electric and lighting. Access to the side of the property leads to the fully enclosed landscaped, tiered ear garden which includes two Indian stone patio and a 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.

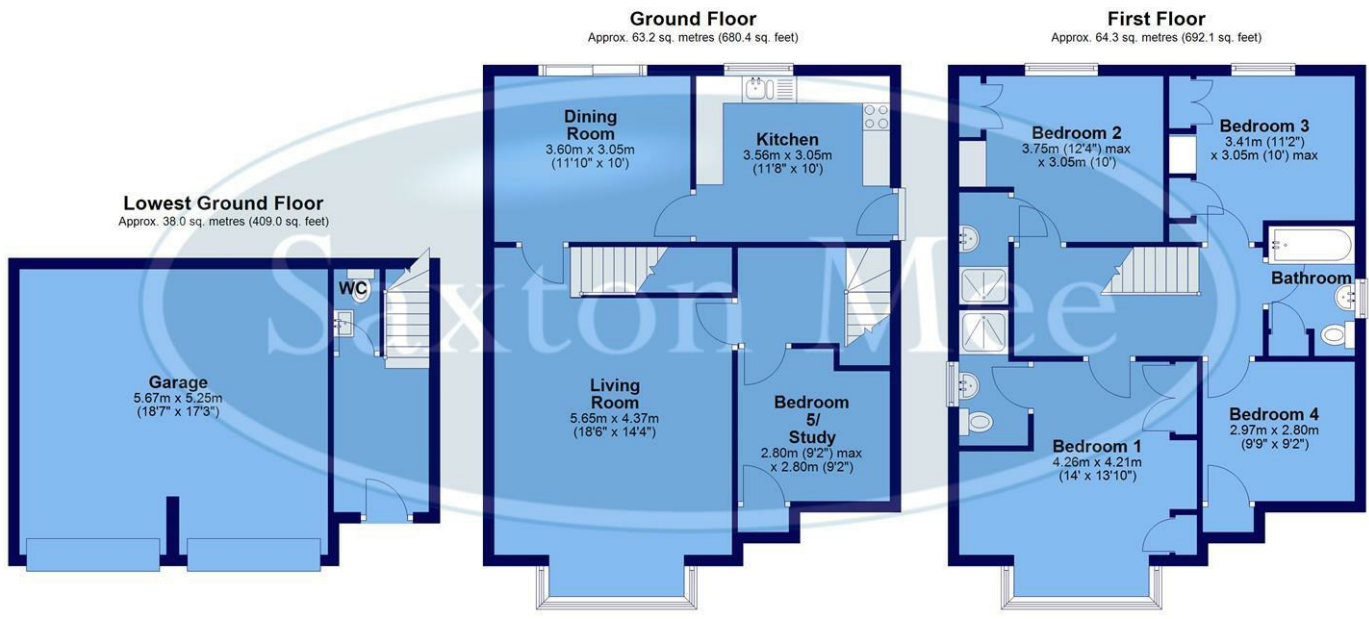
MATERIAL INFORMATION

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. 165.5 sq. metres (1781.5 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
Not energy efficient - higher running costs				Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84 85	England & Wales		EU Directive 2002/91/EC	