

Saxton Mee

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

**St Luke's**  
Sheffield's Hospice

# 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B4) B	Potential
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1-A5) A	Current
(B1-B5) B	Potential
(C6-C10) C	
(D1-D5) D	
(E1-E5) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC