



34, Onslow Road, Sheffield, S11 7AF

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Description

A spacious mid terrace property that incorporates the space over the passage at the rear and so benefits from much better proportions than some of the neighbouring homes. This larger style arrangement allows for three double bedrooms and even an ensuite shower room on the second floor and with the offshot kitchen having been opened up to the dining room the layout suits the modern way of life. The property previously had planning permission granted in 2017 for a single storey extension to further the accommodation even more and it is suggested that this could well be pursued again if more space is required. The property will appeal to both the owner occupier and investor market alike and has previously been let out for £900 per calendar month. The property occupies an enviable position in this fashionable neighbourhood, just around the corner from the popular Gilmours Coffee Shop and the scenic walks that run alongside The Porter Brook, through the parks into the surrounding countryside. The local shopping and transport facilities on Banner Cross combine to make this a very desirable and fashionable part of town to live and complement this spacious home.

- Three good double bedrooms.
- Sitting room with bay window, decorative coving and a decorative fireplace.
- Open plan dining kitchen which includes the offshot.
- First floor bathroom with an electric shower situated over the bath.
- Ensuite shower room on the second floor.
- Offshot reroofed approximately five years ago.
- Rear (end of run) garden with a reroofed outbuilding.
- Lapsed planning permission (17/02908/FUL) to extend at the rear.
- Majority double glazed and modern, Vaillant combi boiler powering the central heating system.
- Tax Band B /EPC rating 54 E and an 800 year lease (675 years left) at a nominal ground rent.





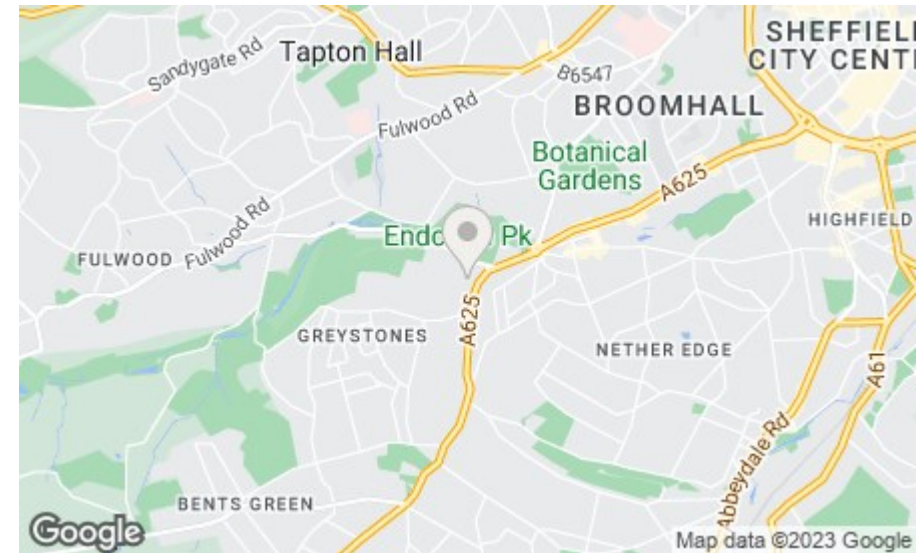
Basement Floor
17 sq m/182.98 sq ft
Approx.

Ground Floor
39 sq m/419.79 sq ft
Approx.

First Floor
38 sq m/409.02 sq ft
Approx.

Second Floor
21 sq m/226.04 sq ft
Approx.

Outbuilding
3 sq m/32.29 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2023

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