

62, Hurlfield Avenue, Sheffield, S12 2TN

62, Hurlfield Avenue

Sheffield, S12 2TN

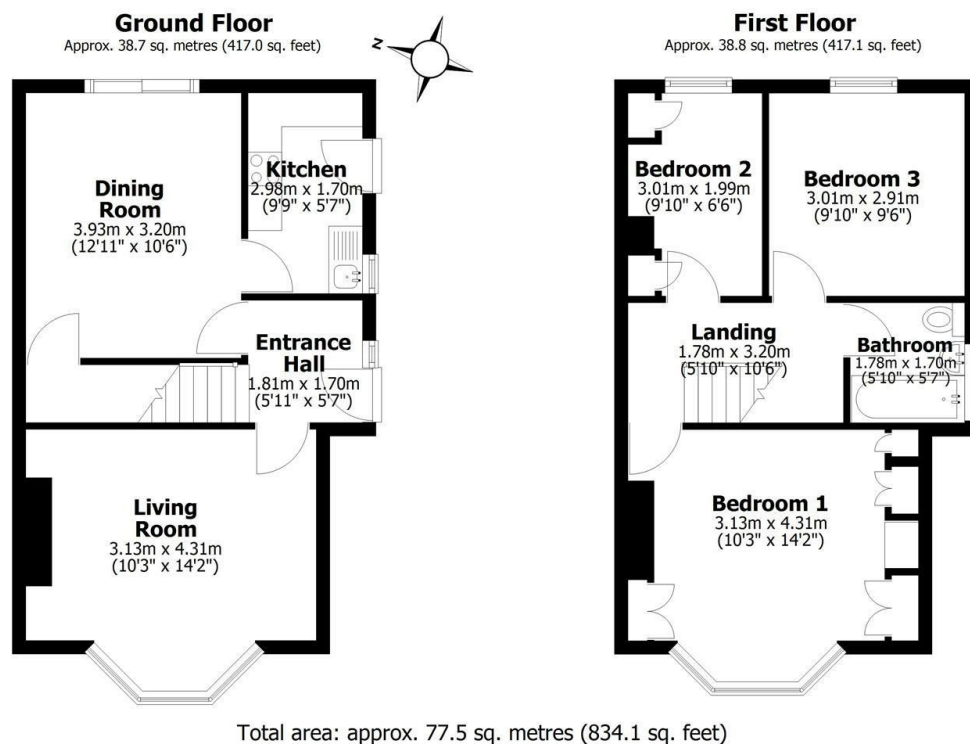
Description

A three bedroom, 1930's semi detached property that is situated on one of the largest plots on the road. The property has a large rear garden and there is plenty of room to the side and rear to extend into if the necessary consents were acquired. There is over 834 square feet of accommodation over two floors and this includes an entrance hall, living room, dining room and kitchen on the first floor alongside three bedrooms and a bathroom on the first floor. Externally there is a driveway, providing off road parking, leading to a detached single garage at the rear. Requiring some modernisation but having full UPVC double glazing, gas central heating and available with no onward chain..

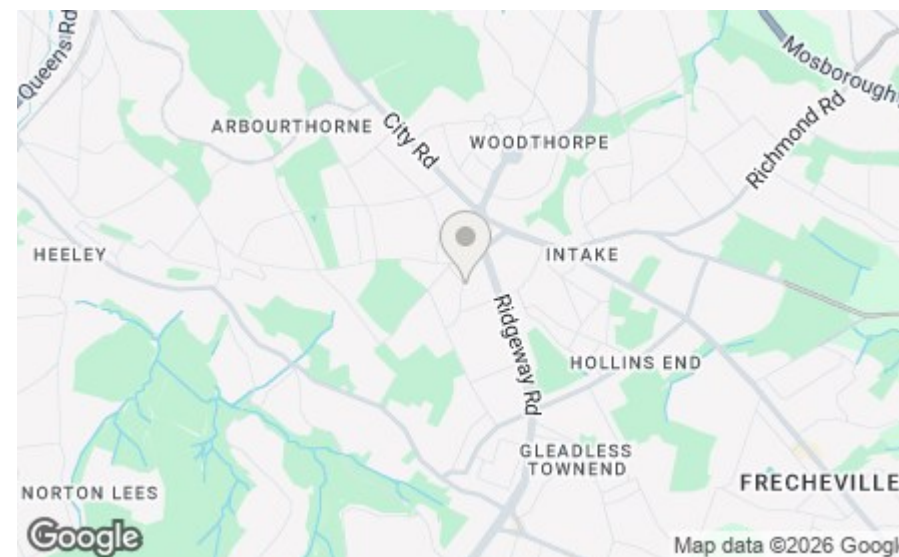
- No onward chain
- Development potential, with room to both the side and rear to extend (subject to regs)
- Three bedrooms
- Bathroom
- Living room with bay window
- Dining room overlooking the rear garden
- Kitchen with access to the garden
- Off road parking and a detached garage
- UPVC double glazing and gas central heating combine to produce an EPC rating of D66.
- 800 year lease from 1935 at an annual ground rent of £4.10.







62, Hurlfield Avenue



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.