



# 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 modernisation but having full UPVC double glazing, gas central heating and available with no onward chain.

## IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks -  
As part of making an offer, we're required



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



by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

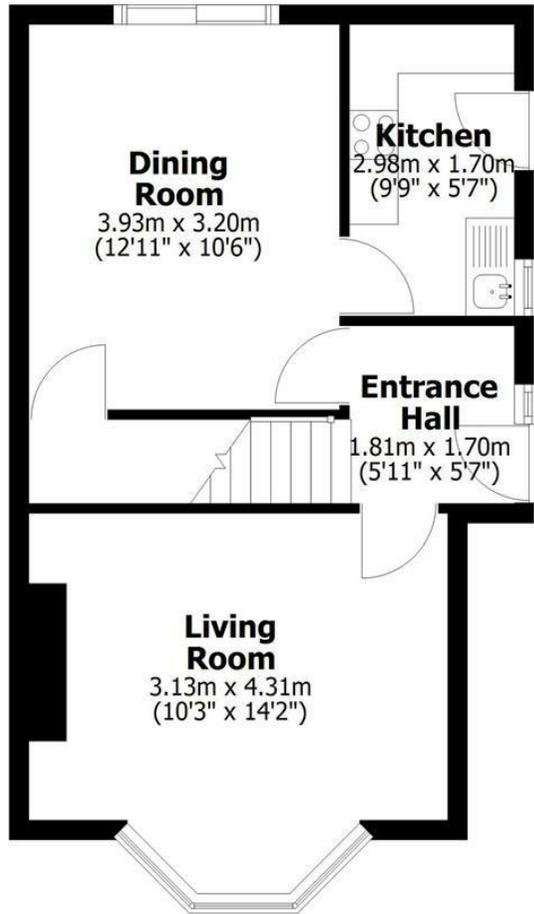






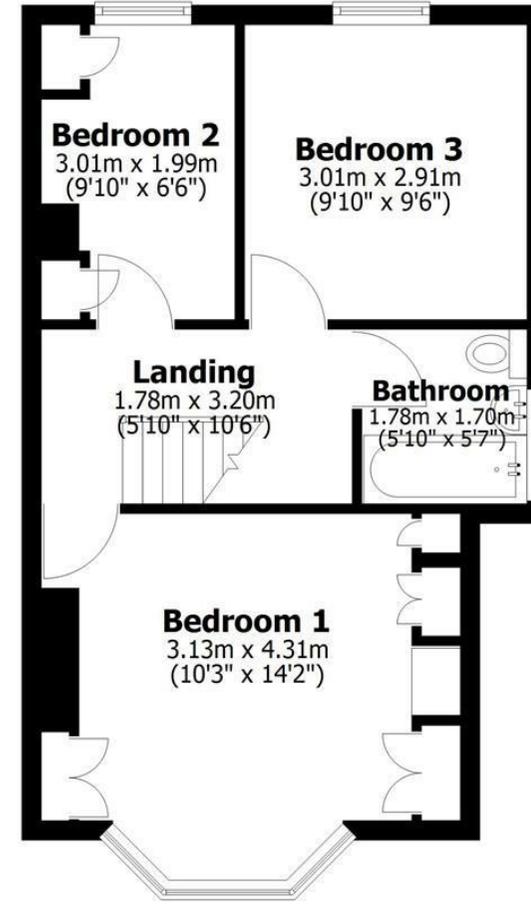
### Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.1 sq. feet)

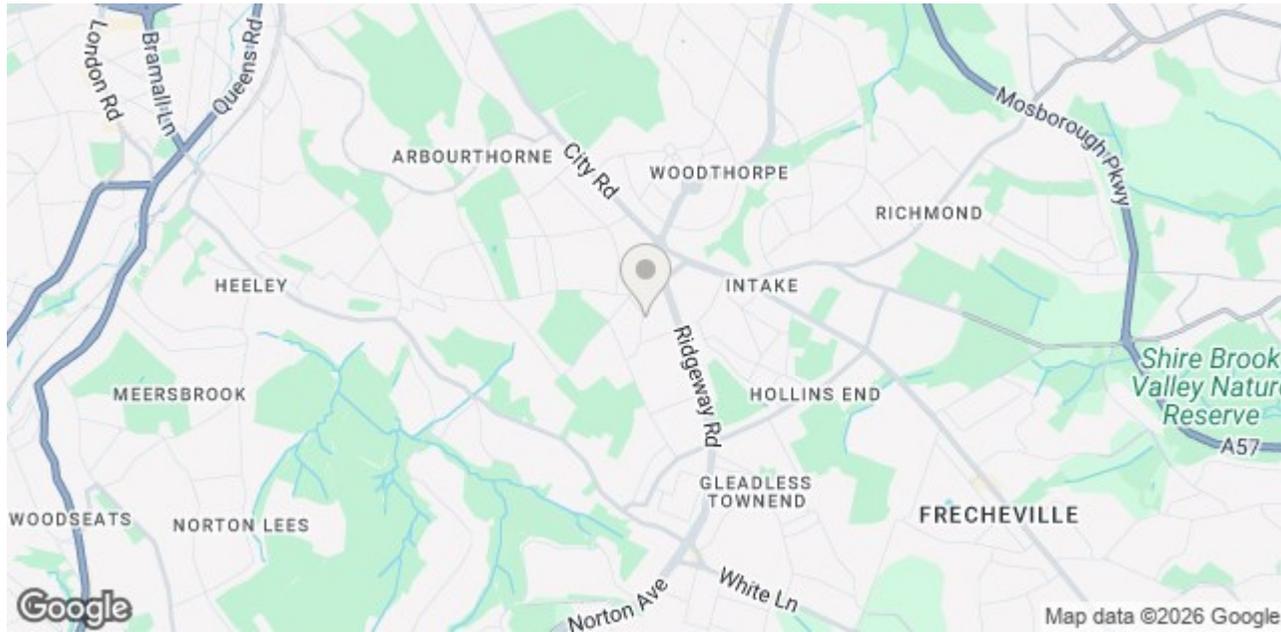


Total area: approx. 77.5 sq. metres (834.1 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**62, Hurlfield Avenue**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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