



29, Hillcote Close, Sheffield, S10 3PT

29, Hillcote Close

Sheffield, S10 3PT

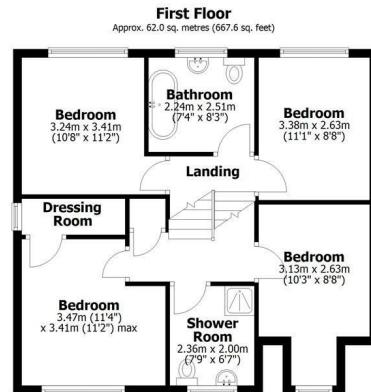
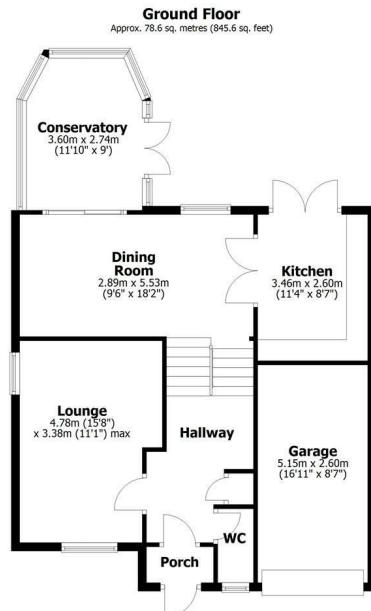
Description

Hillcote Close is a lovely development on the cusp of both Fulwood and Sandygate. Number 29 enjoys a super setting on the road and occupies a south facing plot which provides plenty of natural light to the three floors of well presented accommodation. The property will be perfect for the family market. Situated close to highly regarded schooling, bus routes on Sandygate Road which provide speedy links to Crosspool and town and, as it is located on the edge of the city limits, there are also some scenic countryside walks to explore from your own doorstep. With four good bedrooms alongside three bath/shower rooms there is plenty of room for children here and there is also versatility for some of the bedrooms to be utilised as home offices if required. On the entrance level and lower floor there are also two good reception rooms, a conservatory and a modern kitchen making it perfect for entertaining and family life.

- Four good double bedrooms.
- Three bath/shower rooms with contemporary fixtures and fittings.
- Lounge overlooking the front of the garden and providing the potential to be utilised as a ground floor bedroom (next to a shower room).
- Large dining room with timber flooring and having space for both a lounge and dining area if required.
- Modern fitted kitchen with French windows and a spacious conservatory.
- South facing gardens with deck and lawn.
- Off road parking and a single garage.
- In catchment for local reputable schools.
- Gas central heating and UPVC double glazing helping with an EPC rating of C71.
- Freehold and Council Tax Band E.



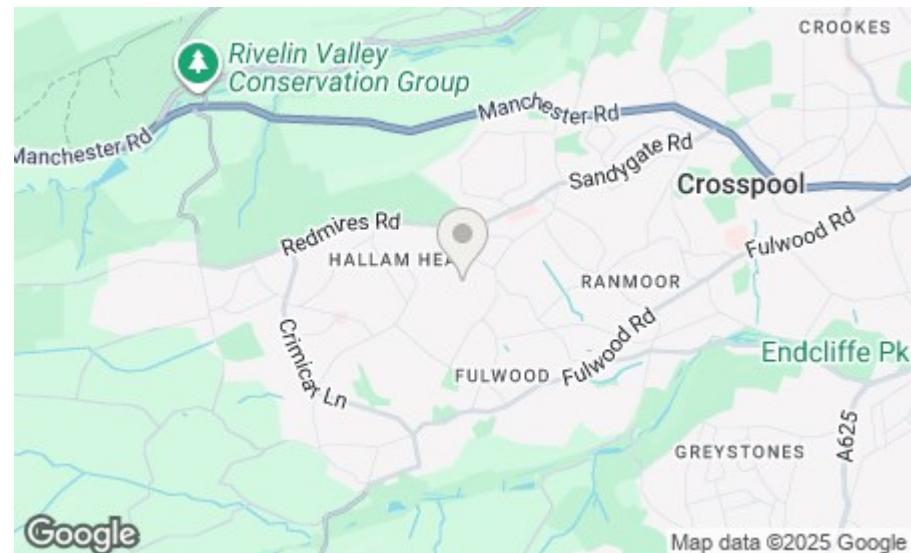




Total area: approx. 140.6 sq. metres (1513.3 sq. feet)

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

29 Hillcote Close



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.