

LOT

17

68 Hunter House Road, Hunters Bar, Sheffield S11 8TW

Guide price* £245,000+



A substantial Victorian semi-detached home with four double bedrooms, retaining beautiful period features, enjoying superb views and offering excellent future potential

Location

Hunters Bar is a very popular suburb towards the South West of Sheffield with a broad range of shops, cafes, restaurants, boutiques, pubs, delicatessens in Sharrow, walking distance from the property. There are recreational facilities in Endcliffe and Bingham Parks, an award winning hotel, supermarkets and local gyms. The area features a number of sought after and well regarded schools which are within easy reach all are well served by excellent road and bus services.

Description

Situated in the highly sought after suburb of Hunters Bar is this substantial Victorian

semi-detached home packed full of original period features including original cast iron and slate fireplaces, original doors and coving to many of the ceilings. The property has four generous bedrooms and now requires a scheme of refurbishment but offers superb potential to the buyer. The house has gas central heating, modern style kitchen and bathroom and enjoys views across surrounding areas to the rear. The attic bedroom is part refurbished and therefore offers the buyer the option to leave as one bedroom or create two (subject to all necessary consents and planning). The house is one of the largest on the road and viewing is



strongly advised to appreciate the opportunity offered.

Accommodation Ground Floor

Formal entrance hallway with stairs rising to the first floor and access to the cellars which have light and power. Bay windowed lounge with feature slate fireplace and opens to the dining room which has dual access from the hallway also. Off shot kitchen fitted with a modern style range of units with space and plumbing for

kitchen utilities. The kitchen also has access to the rear garden.

First Floor

Landing area with stairs rising to the second floor. Bedroom one has a feature cast iron fireplace, bedroom two has rear facing views and a feature cast iron fireplace, bedroom three with fitted bookcase and family bathroom/W.C. with suite in white.

Second Floor



Attic room three, currently a work in progress so would need completing before habitation. The room has four Velux windows installed, a front facing window, light and power.

Outside

Front forecourt area. The enclosed rear garden is accessed wither via the kitchen or has shared access via no. 66.

Tenure

Leasehold EPC Energy Efficiency Rating tbc

Auction Valuer

Lucy Crapper ANAVA

Note

We believe the property had a roof overhaul in recent times please see legal pack for any further information. For more information connected to securing a mortgage on this property please contact Matthew Wood at Blundells, our dedicated auction

mortgage consultant, on 0114 2753853 or 07713 569580.

Viewing

Strictly by appointment with joint agent Blundells Banner Cross 0114 268 3333 For any other auction enquiries please call the auction team on 0114 2541185 Any viewers of this property are strongly advised to take extra care due to parts of the property still being refurbished. Suitable footwear required and no young children. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the house.

