



97 Hartley Brook Road, Sheffield, South Yorkshire, S5 0JD

£850 PCM

- THREE BEDROOM FAMILY HOME
- SPACIOUS ROOMS THROUGH OUT
- LARGE FRONT AND REAR GARDENS
- RENT - £850
- COUNCIL TAX BAND A - £1,589.38
- KITCHEN WITH INTERGRATED APPLIANCES
- SITUATED CLOSE TO LOCAL AMENITIES AND SCHOOLS
- OFF ROAD PARKING
- BOND - £980

97 Hartley Brook Road, Sheffield S5 0JD

This spacious three-bedroom family home is well located close to local shops and schools, with good transport links to Meadowhall and Sheffield City Centre. Benefiting from new flooring and freshly painted walls.

The property briefly comprises: entrance hall, spacious lounge/diner, kitchen with integrated appliances, stairs and landing, three good-sized bedrooms, and a family bathroom.

Outside, there are generous gardens to the front and rear, along with a side driveway providing off-road parking.



Council Tax Band: A



ENTRANCE

Entered via part obscure glazed entrance door with an overhead glazed panel leading to the entrance lobby with: Ceiling light; Carpet flooring; Solid door to under stair storage space; Stairs to the first floor; Part glazed doors accessing the lounge and kitchen.

LOUNGE DINER

17'7" x 11'4"

The spacious lounge comprises of: Two double central heating radiators; Dual aspect uPVC double glazed windows to the front and rear elevations; Decorative fireplace; Carpet flooring; Painted walls; Ceiling light; Space for dining table and chairs;

KITCHEN

11'7" x 9'5"

A good range of wall, base and drawer units; Integrated double electric oven; 4 ring gas hob; Under unit fridge and freezer; Black marble effect roll top work surfaces; Tiled splashbacks with the remaining walls painted; Two double glazed windows to the side elevation; Central heating radiator; Ceiling strip lights; Vinyl flooring; Part glazed rear entrance door;

BEDROOM ONE

11'6" x 11'0"

Spacious double bedroom; With; Double glazed window to the rear elevation; Double central heating radiator; Built in storage cupboard; Ceiling light; Painted walls; Carpet flooring;

BEDROOM TWO

11'7" x 6'2"

The second bedroom comprises of: Double glazed window to the front elevation; Single central heating radiator; Ceiling light; Painted walls; Carpet flooring;

BEDROOM THREE

9'4" x 6'9"

The third bedroom has: double glazed windows to the rear elevation; Double central heating radiator; Ceiling light; Painted walls; Carpet flooring;

BATHROOM

White suite comprising of bath with wall mounted shower, low level WC with push button flush and wash basin with stainless steel mixer tap; Tiled walls to wet areas with the remaining walls being painted; Ceiling light; Stainless steel

heated towel rail; Vinyl flooring; Obscure double glazed window to the side elevation; Extractor fan;

LANDING AND STAIRS

Painted walls; Carpet flooring; Wooden double glazed window to the front elevation; Double central heating radiator; Smoke alarm; Ceiling light; Painted wooden balustrade; Loft access; Solid doors to all rooms;

FRONT GARDEN

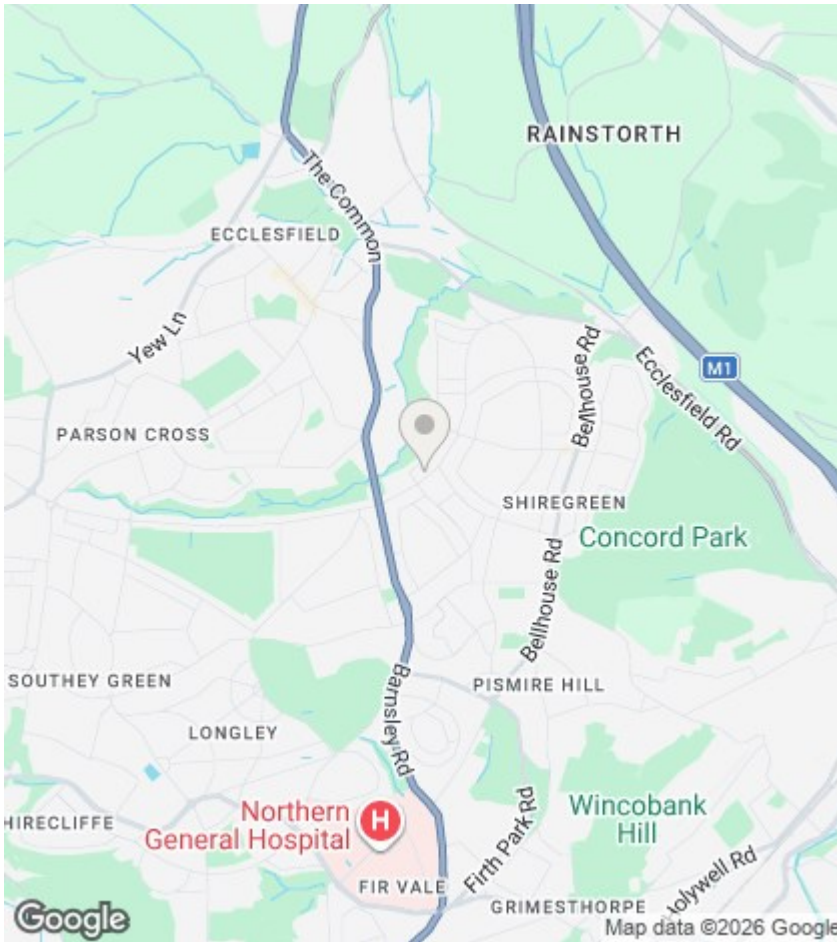
Providing off-road parking for numerous vehicles; Predominantly laid to lawn with pebbled borders; Fenced and hedge surround;

REAR GARDEN

Large garden; Predominantly laid to lawn with fence surround;







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 