



## **105 Hallam Grange Rise, Sheffield, S10 4BE**

Offered for sale with no chain and early vacant possession is this five bedroomed semi detached family home. Having a double storey side extension the property has UPVC double glazing, gas fired central heating, integral garage and a substantial rear garden. Well placed for local amenities and having sought after school catchment the accommodation comprises; entrance hall, cloakroom, bay windowed sitting room, family room, fitted kitchen and breakfast room. To the first floor, five bedrooms and bathroom.

**Offers Around £419,950**

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## The Accommodation Comprises

Twin UPVC entrance doors with double glazed obscured sections open through in to the

### Entrance Porch

Having a leaded glazed UPVC door that opens through in to the

### Entrance Hall

Having staircase rising to the first floor, radiator and doors to all ground floor rooms.

### Cloakroom

Having wash hand basin and low flush WC. Radiator and a front facing UPVC double glazed obscured window.

### Bay Windowed Sitting Room

A well proportioned sitting room that has a front facing walk in UPVC double glazed bay, radiator and coving to the ceiling.

### Family Room

Having a rear facing UPVC double glazed window and radiator.

### Fitted Kitchen

Having a range of wall and base units, work surfaces and dual stainless steel sink with mixer tap set beneath a rear facing UPVC double glazed window. Space and point for cooker, radiator, wall mounted boiler and pantry with plumbing for washing machine. Access to the

### Breakfast Room

Having side and rear facing UPVC double glazed windows, radiator and door to a

### Side Corridor

Having a rear facing UPVC door to the garden and door to the front to the

### Integral Garage

Having up and over door and recess store with meters.

From the entrance hall staircase rises to the

### First Floor Landing

To the left hand side hatch access to the loft space and doors to

### Bay Windowed Double Bedroom

A good sized double bedroom that has a front facing UPVC walk in bay window and radiator.

### Double Bedroom Two

A good sized second bedroom that has a rear facing UPVC double glazed window and radiator.

### Bedroom Three

Having a front facing UPVC double glazed window and radiator.

### Bathroom

Having bath with Triton shower set over and pedestal wash hand basin. Tiled walls, radiator, airing cupboard and a rear facing UPVC double glazed obscured window.



## Evans Lee & Co Limited

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## WC

Having low flush WC.

To the right hand side doors to bedrooms four and five.

## Bedroom Four

Having a front facing UPVC double glazed window and radiator.

## Bedroom Five

Having side and rear facing UPVC double glazed windows and radiator.

## Outside

To the front driveway and a well maintained lawn with established hedging and borders.

To the rear a delightful self contained garden. Two lawns, terrace areas, mature trees and bushes providing privacy and screening and timber summer house.

External lighting and water tap.

## Viewing

Contact Evans Lee on (0114) 230 96 44  
or [info@evanslee.co.uk](mailto:info@evanslee.co.uk)



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# 105 HALLAM GRANGE RISE

APPROXIMATE GROSS INTERNAL AREA = 137 SQ M / 1475 SQ FT (INCLUDING GARAGE)

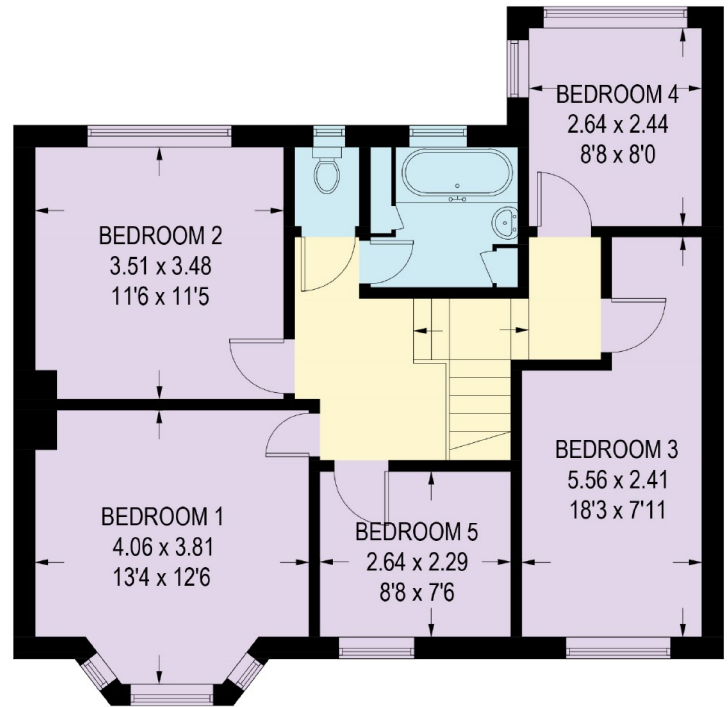
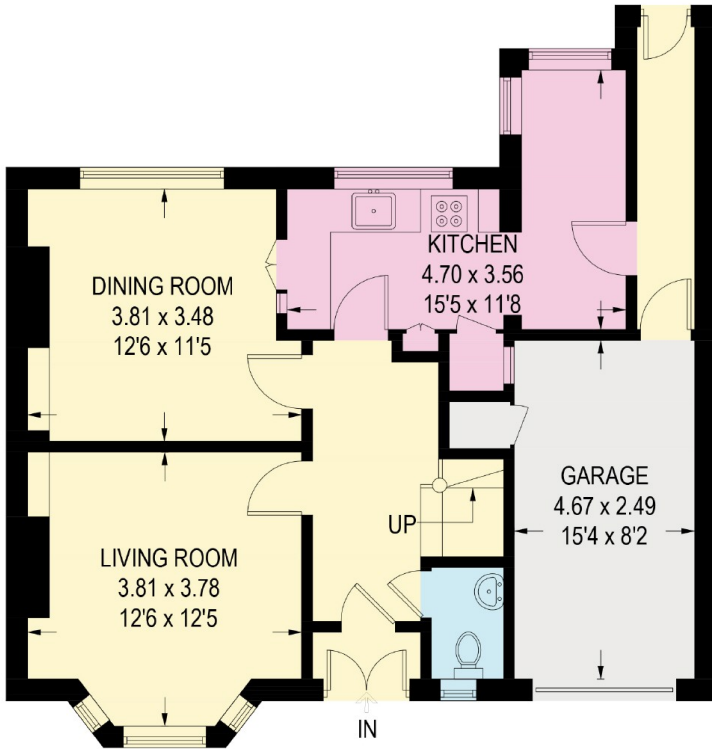
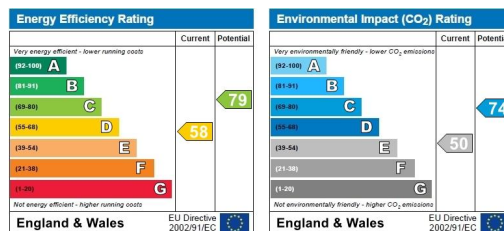


Illustration for identification purposes only, measurements are approximate, not to scale.

## Directions



### Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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