

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential
51	83

Energy Efficiency Rating







27 Penrhyn Road | Hunters Bar | Sheffield | S11 8UL

Property Tenure: Leasehold

Standing in this elevated position ensuring privacy and some fabulous views to the front is this substantial and very deceptive three double bed roomed, period, bay windowed Victorian villa terrace property. With the added advantage of having a garage below the property that allows the new buyer of having direct parking outside the property which is a huge benefit on this road. Located in the very heart of ultra popular Hunters Bar and with fashionable Sharrow Vale within a short stroll as is Endcliffe park, central Sheffield, universities, hospitals are all on hand and not forgetting The Peak District is right next door. Offered to the open market with the benefit of no upward chain and immediate vacant possession the property will be of particular interest to the young professional couple and family alike with Hunters Bar juniors and High Storrs secondary schooling catchments also on offer.



### PROPERTY FEATURES

- FOUR BEDROOMED VICTORIAN TERRACED PROPERTY
- ELEVATED POSITION ENSURING PRIVACY AND FAR REACHING VIEWS TO THE FRONT
- GARAGE UNDERNEATH THE PROPERTY
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- THREE FLOORS OF SPACIOUS AND LIGHT ACCOMMODATION TOTTALLING 1,430 SQ FEET`
- HEART OF ULTRA POPULAR HUNTERS BAR
- SHARROW VALE AND ECCLESALL ROAD ARE A SHORT STROLL
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- VIEWING ADVISED TO SEE FULL POTENTIAL ON OFFER
- LEASEHOLD PROPERTY COUNCIL TAX BAND C £1,597

