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35 Hollythorpe Rise, Sheffield

Sheffield

Offers in Region of **£300,000**

35 Hollythorpe Rise

Sheffield, Sheffield

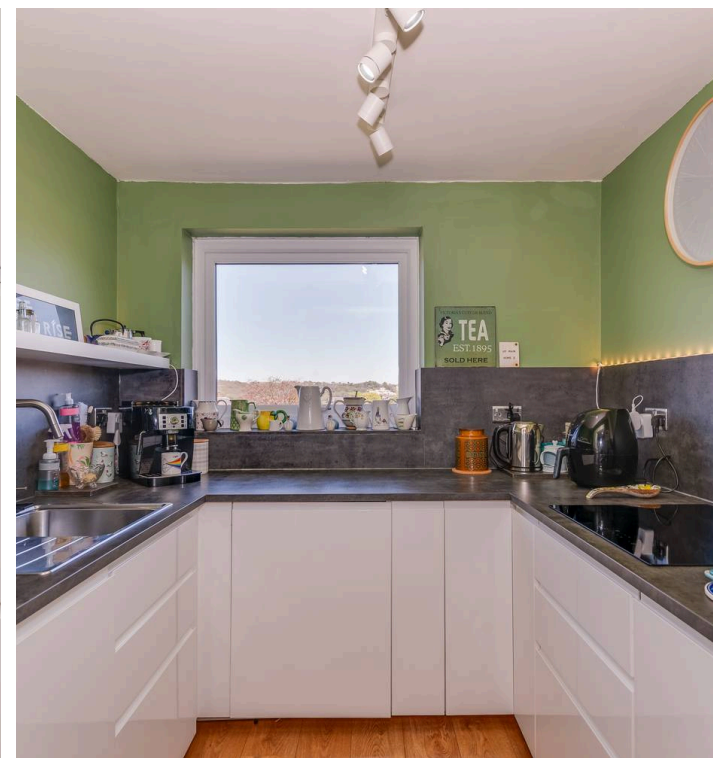
This beautifully presented three-bedroom semi-detached family home offers the perfect blend of space and style, making it ideal for growing families.

Tastefully finished to a high standard throughout, the property features a spacious living area, modern kitchen, and an extended rear section that provides additional flexibility for dining or entertaining. Each bedroom is well-proportioned, with ample natural light and stunning views across the surrounding area. The home is perfectly positioned within walking distance of both Meersbrook and Graves Park, and is close to a wealth of nearby amenities, including reputable local schools. Off-road parking to the front ensures convenience, and the property also offers exciting potential for further expansion, as per existing planning permission. Outside is a private rear garden perfect for families and to the front is off road parking and a low maintenance front garden.

Council Tax band: B

Tenure: Leasehold

- THREE BEDROOMED SEMI-DETACHED FAMILY HOME
- PERFECT FOR GROWING FAMILIES
- BOTH MEERSBROOK AND GRAVES PARK WITHIN EASY WALKING DISTANCE
- OFF ROAD PARKING TO THE FRONT
- CLOSE TO REPUTABLE LOCAL SCHOOLS
- POTENTIAL TO EXPAND AS PER PLANNING PERMISSION
- TASTEFULLY FINISHED TO A HIGH STANDARD THROUGHOUT
- EXTENDED TO THE REAR
- STUNNING VIEWS
- CLOSE TO A WEALTH OF NEARBY AMENITIES





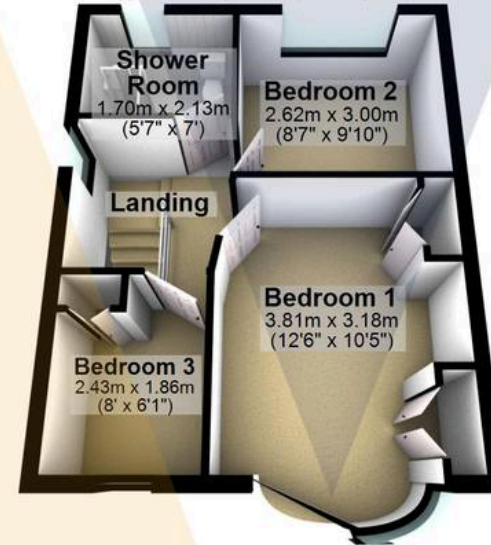
Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



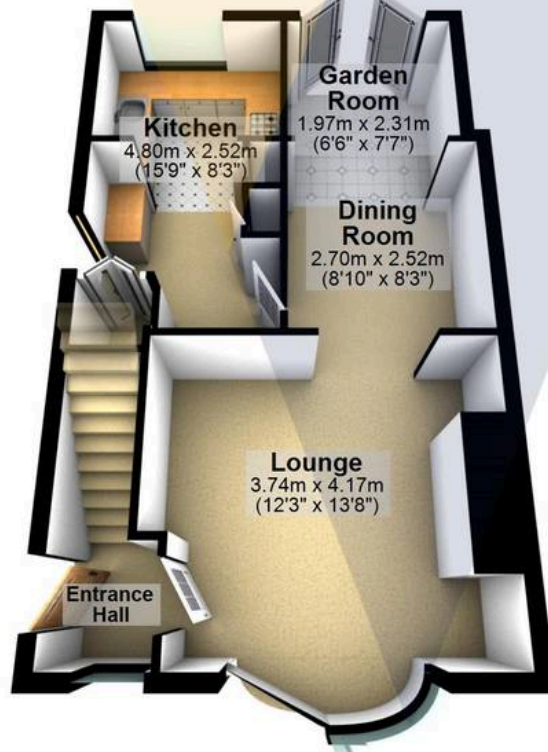
First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



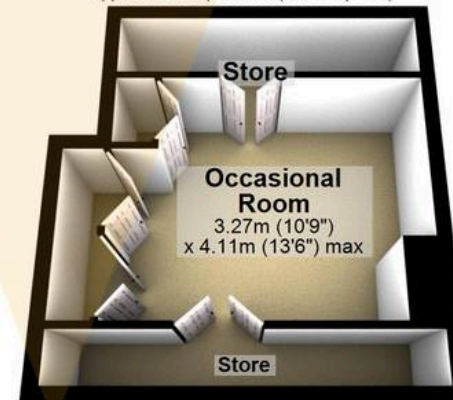
Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Second Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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