


# 143 Penrhyn Road, Hunters Bar, Sheffield S11 8UP

Saxton Mee

Lettings

# 143 Penrhyn Road

## Hunters Bar

Per Calendar Month

# £1,350 Per Calendar

A stunning three bedroom, two bathroom bay windowed mid terrace, sympathetically and beautifully upgraded by the current owner and offering immaculate and very well maintained accommodation with lovely south facing landscaped rear garden creating a lovely setting. Hunters Bar has excellent amenities and first class restaurants on Sharrowvale and Ecclesall Road.

Bay windowed sitting room with exposed pine floor and cast iron fireplace, separate dining room with exposed brick arch original fireplace and pine floor, French window to rear garden. The room opens through to offshot kitchen with custom range of units and floating shelves and Belfast sink unit. Fired Earth tiled floor, Bosch dishwasher, washing machine, fridge and freezer and oven. First Floor: double bedroom with feature Victorian fireplace and Fired Earth hearth, closet wardrobe. Single bedroom two and luxury bathroom with full suite and shower, Travertine tiling. Second Floor: stunning large studio bedroom with exposed pine floor, exposed vaulted ceiling and exposed feature brick walling to the chimney breast and concealed lighting. En suite luxury shower room with full suite and Porcelanosa tiles. Outside: to the rear, south easterly facing cottage landscaped garden with hardwood decked area and patio, lawn and lovely floral borders.

PART FURNISHED Restrictions - No smokers, Energy Efficiency Rating E
Council Tax Band B



















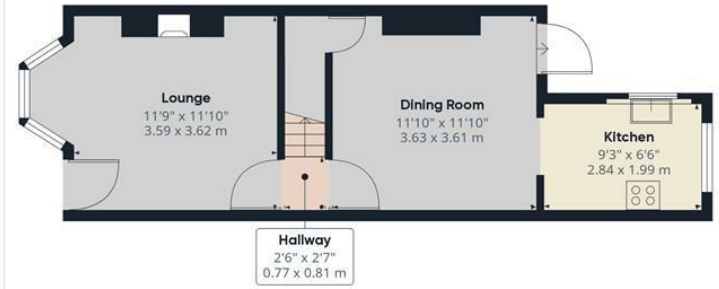


Ground Floor




Floor 1




Floor 2

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**Approximate total area**(1)

1015.25 ft²

94.32 m²

**Reduced headroom**

106.02 ft²

9.85 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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