

72 Hallam Grange Rise, Fulwood, Sheffield, S10 4BG
Guide Price £715,000

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72 Hallam Grange Rise, Fulwood, Sheffield, S10 4BG

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Council Tax Band: C

GUIDE PRICE £715-735,000 A stunning, larger than average four bedroom, two bathroom extended semi-detached home which has recently been modernised and upgraded throughout to a high specification. Perfect for families, the property is situated on one of Fulwood's most highly sought after roads and boasts a large garden to the rear, a fantastic open plan kitchen/living area with bi-folding doors, spacious bedrooms throughout and has an B-rated EPC to name a few highlights. Positioned close to shops and amenities, the property is well served by regular bus routes nearby giving easy access to the universities, hospitals, city centre and the Peak District, and is located within the catchment area of Hallam and Tapton schools, both of which are of 'Outstanding' Ofsted ratings. With triple glazing and gas central heating throughout, the property in brief comprises; entrance hallway with storage room and separate wc, lounge and an open plan extended kitchen/living/dining room with modern fittings and an island unit. To the first floor there is a wide landing area, three spacious bedrooms and a shower room. To the second floor there is a landing area, a spacious master bedroom and a four piece family bathroom with high spec fittings. Outside, there is a newly fitted block paved driveway for three cars to the front which leads to the integral garage, whilst to the rear there is a large garden space with patio and long lawn. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the quality of accommodation on offer. Leasehold tenure, 800 year lease from 1933. Ground rent is £15pa. Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads into the entrance hallway. Wide and inviting, this spacious area has a stylish solid oak staircase rising to the first floor accommodation, partial wood wall panelling, LVT flooring and underfloor heating. With a useful walk in storage room and doors leading to the lounge, open plan kitchen/living area and downstairs wc.

Utility/Storage Room

Offering excellent storage space.

Downstairs WC

Having a modern styled low flush wc, a vanity wash basin, LVT flooring and tiled walls.

Lounge

A bright and spacious room which has a front facing upvc triple glazed window, feature wood panelling to the walls, LVT flooring and underfloor heating. A door leads to the open plan kitchen/living area.

Open Plan Kitchen/Living Area

A stunning open plan living space which takes full advantage of the rear extension. Perfect for families, there are newly fitted wall and base units including an island area with a Quartz worksurface incorporating an inset copper coloured sink with boiling water tap and five burner gas hob with suspended extractor above to the island. With integrated appliances including a Neff slide and hide electric oven, full sized fridge and freezer units and a dishwasher. Within the island unit there are pull out bins and a cutlery/pan drawer. To the living area there is ample space for a large sofa with

TV mounting to the wall and rear facing bi-folding doors. To the dining area there are rear and side facing upvc triple glazed windows. With two velux windows, underfloor heating and LVT flooring throughout, a door leads to the double garage.

First Floor Landing Area

An oak staircase ascends from the hallway and leads to the first floor landing area, which is larger than average and has a front facing upvc triple glazed window, solid oak bannister and a radiator. A further staircase rises to the second floor accommodation.

Bedroom Two

A bright and spacious double sized room which has a front facing upvc triple glazed window and a radiator.

Bedroom Three

The third bedroom is another double sized room which has a rear facing upvc triple glazed window overlooking the garden and a radiator.

Bedroom Four

Taking advantage of the extension over the garage, this good sized dual aspect room has front and rear facing upvc triple glazed windows and two radiators.

Shower Room

Having a modern suite comprising of a walk in shower enclosure, a vanity wash basin and low flush wc,. With a towel radiator, a rear facing upvc triple glazed window and tiling to the floor and walls.

Second Floor Landing Area

A staircase ascends from the first floor landing area and leads to the second floor landing area, which has doors leading to the master bedroom, family bathroom and there is a front facing velux window.

Master Bedroom

A stunning master bedroom which has fitted wardrobes providing ample storage space, two front facing velux windows and two rear facing upvc triple glazed dormer windows. With two radiators and storage to the eaves.

Family Bathroom

A fantastic bathroom which has a suite comprising of a freestanding curved bath, walk in double shower unit, vanity wash basin and low flush wc. With tiling to the walls and floor, a towel radiator, front facing velux window and a rear facing upvc triple glazed dormer window.

Integral Garage

A larger than average garage which has an electric roller door to the front, space and plumbing for a washing machine/dryer and power and lighting. Offering ample storage space.

Outside

To the front of the property there is a recently installed block paved driveway providing off road parking for three cars. To the rear there is a stunning low maintenance garden which is larger than average and has a patio, spacious lawn and is surrounded by fencing for additional privacy.



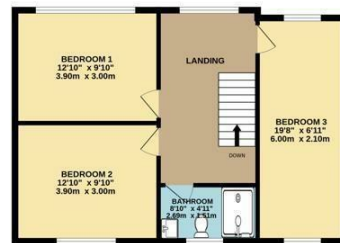
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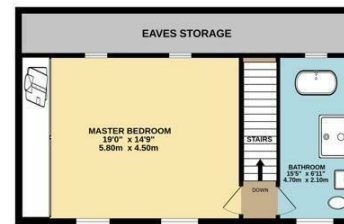
GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



72 HALLAM GRANGE RISE SHEFFIELD S10 4BG

TOTAL FLOOR AREA: 2508sq.ft. (233.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	