







56 Holmhiirst Road

Woodseats • Sheffield • S8 0GU

Asking Price £450,000

Charming, effectively extended and refurbished 4-bedroom detached property ideally located in Woodseats close to an array of local amenities and Graves Park. Arranged over 3 levels incorporating a rear extension creating an open plan dining kitchen with direct access to the garden and garage/workshop. Retaining period charm and features. Benefits from majority double glazing, gas central heating and off-street parking. Entering through a period style front door with stained glass creating a great first impression. There are 2 superb bay windowed reception rooms, complemented by period charm, decorative coving and log burning stove. A rear extension has created an energy efficient bright and airy open plan dining kitchen complete with green roof. Fitted with cottage style units topped with bamboo worktops and providing space for freestanding appliances finished with rustic tiled floor. French doors direct to the rear garden and side door which offers access to the garage/workshop. The first-floor features 2 generously proportioned double bedrooms and a smaller third currently used as a study. The family bathroom is equipped with traditional suite including freestanding roll top bath and corner shower cubicle. The second floor creates a fabulous main bedroom filled with natural light including storage within the eaves and ensuite shower room. Externally a hardstanding driveway offers off street parking and access to the garage. At the rear is an attractive, enclosed walled garden designed with stone patio and lawn filled with mature planting, garden store and potting shed. Holmhiirst Road enjoys excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.





- Charming Detached Property in Woodseats, S8
- Effectively Extended at Rear
- Energy Efficient Green Roof Extension
- Period Features & Charm
- 4 Bedrooms & 2 Bathrooms
- 2 Bay Windowed Reception Rooms
- Off Street Parking
- Enclosed Walled Garden & Workshop
- Freehold
- Council tax Band C, EPC Rating E



56 HOLMHIRST ROAD

APPROXIMATE GROSS INTERNAL AREA = 151 SQ M / 1625 SQ FT

CELLAR = 18.5 SQ M / 199 SQ FT

GARAGE = 12.5 SQ M / 134 SQ FT

TOTAL = 182 SQ M / 1958 SQ FT

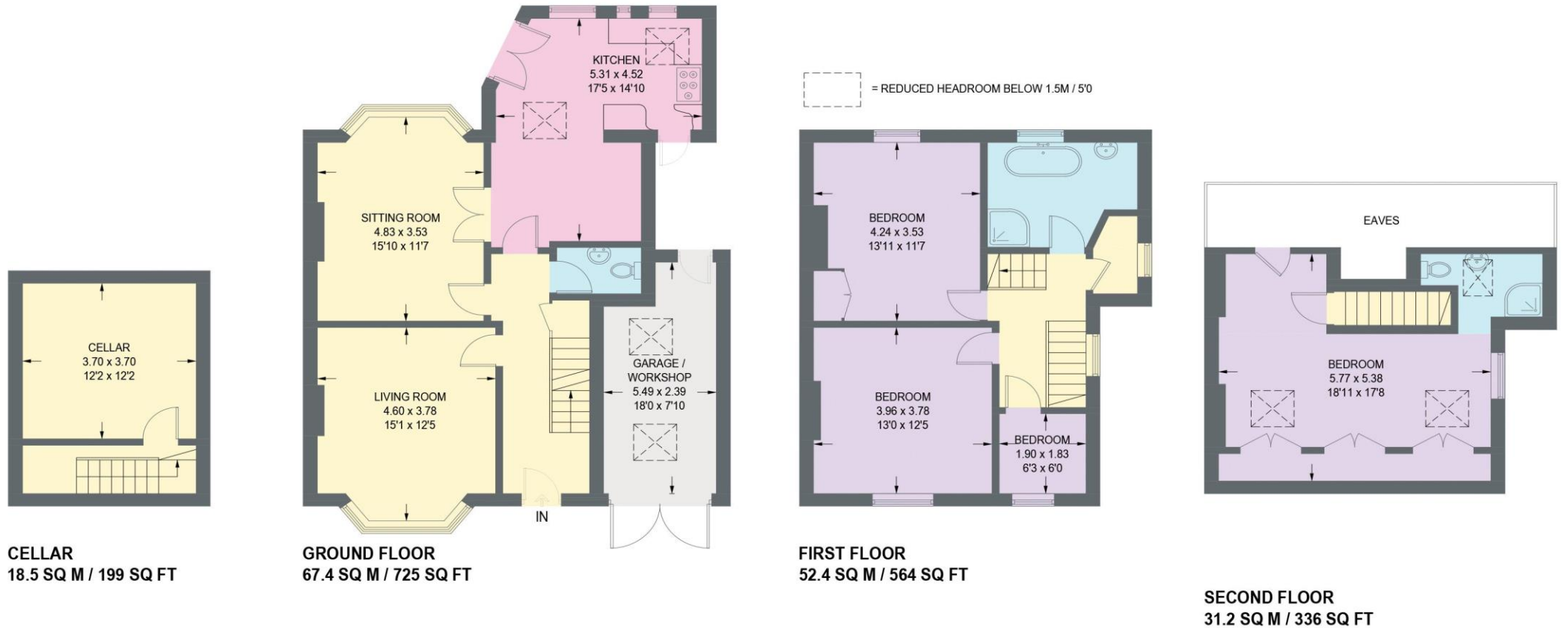


Illustration for identification purposes only,
measurements are approximate, not to scale.



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