





## 10 Briar Road

Nether Edge • Sheffield • S7 1SA

Guide Price £350,000 - £375,000

A stunning, deceptively spacious 3-4 bedroom stone fronted mid terrace family home located in Nether Edge Conservation Area. Retaining many fabulous period features infused with modern décor. Offers flexible accommodation over 3 levels, plus cellar and superb rear courtyard. The front entrance and inner hallway complemented by period features create a great first impression. A cosy bay fronted lounge is presented in bold modern tones, contrasting wooden floor, wooden sash windows and column radiators. The hub of the home is the open plan dining kitchen leading to the cellar, offering ideal dry storage solutions. The dining area features French doors infusing the outdoor space with the fabulous, covered terrace. The kitchen is fitted with contemporary style units, contrasting worktops and splashbacks. Integrated appliances include a range oven, fridge freezer, washing machine, microwave and dishwasher. The first floor comprises of 2 double bedrooms, the main bedroom generously proportioned, styled with elegant décor and 2 front facing windows. The family bathroom is equipped with traditional suite including fabulous roll top bath, high flush system and separate shower enclosure. The second floor offers a further double bedroom with ensuite shower room and versatile occasional room. Externally, improved by recent owners is an impressive rear courtyard styled with slate and wooden floor with bespoke pergola offering an outdoor, private space, ideal for dining or entertaining. Briar Road is well-placed for local shops and amenities in Nether Edge and on Abbeydale Road, with reputable schools close by, local parks, recreational facilities, and access to the city centre, with regular public transport to the hospitals, universities, and the Peak District.









- Deceptively Spacious Mid Terrace Property
- 3-4 Bedrooms
- Period features Infused with Modern Decor
- Arranged Over 3 Levels, Stylishly Presented
- Cosy Bay Fronted Lounge
- Open plan Dining Kitchen & Cellar
- Traditional Bathroom with Roll Top Bath
- No Onward Chain
- Leasehold 800 years from 29 Sept 1903
- Council Tax Band B, EPC Rating D



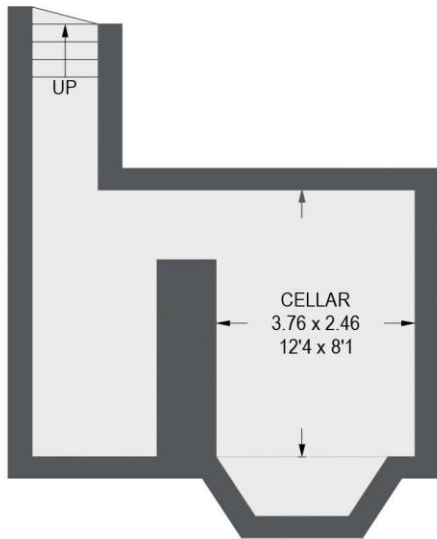


# 10 BRIAR ROAD

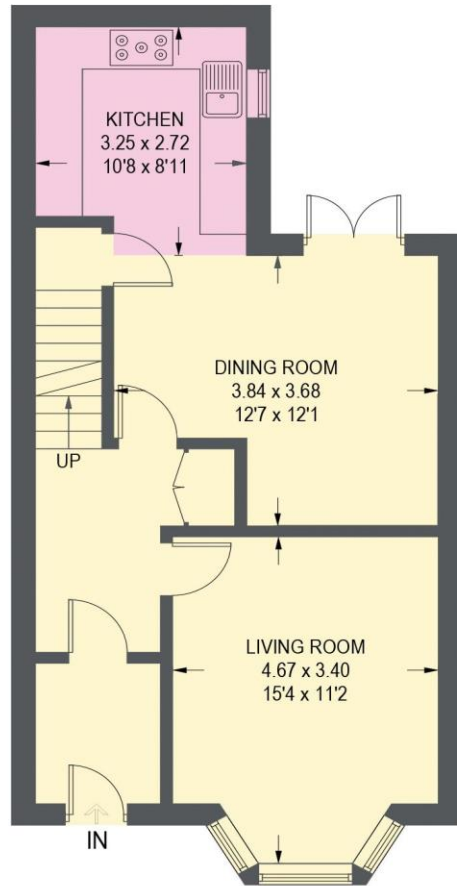
APPROXIMATE GROSS INTERNAL AREA = 135.1 SQ M / 1453 SQ FT

CELLAR = 20.7 SQ M / 223 SQ FT

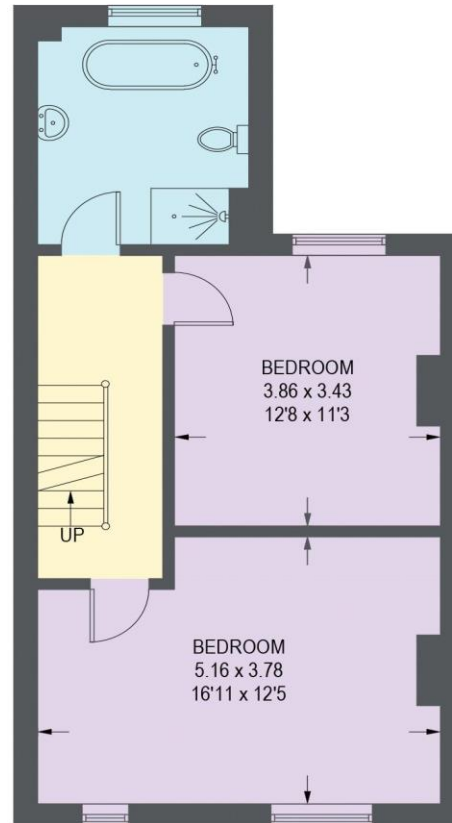
TOTAL = 155.8 SQ M / 1676 SQ FT



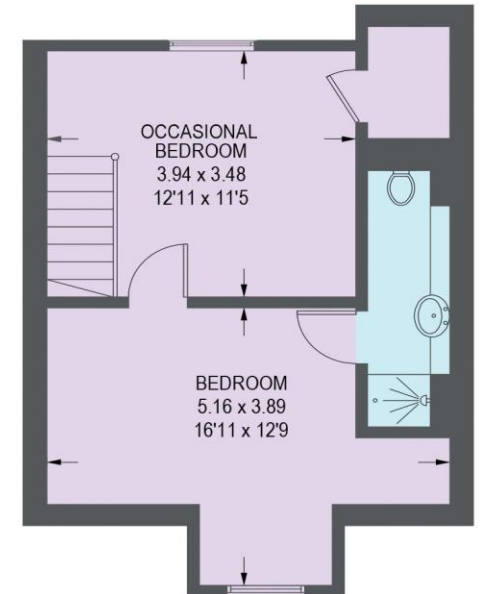
**CELLAR**  
20.7 SQ M / 223 SQ FT



**GROUND FLOOR**  
50.7 SQ M / 545 SQ FT



**FIRST FLOOR**  
48.9 SQ M / 526 SQ FT



**SECOND FLOOR**  
35.5 SQ M / 382 SQ FT

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





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868