







140 Harvey Clough Road

Norton Lees • Sheffield • S8 8PG

£295,000

A 3 bedroom detached property occupying a superb south facing garden, with excellent potential to extend the existing house or develop the plot. The property retains many appealing period features, and benefits from UPVC double glazing, combination gas central heating and a stone built studio at the bottom of the garden offering versatile extra accommodation. On the ground floor a front facing door opens into the hallway which then provides access to the kitchen, garage and to the rear. The kitchen is fitted with a range of matching wall and base units and has an electric stainless steel oven, 5 ring gas hob, space and plumbing for a dishwasher and space and point for a fridge freezer. The dining room is adjacent and offers formal dining space, subject to the necessary consents the kitchen and dining room could be combined to make a large family dining kitchen. The living room has two feature, period fireplaces and ample space for sofas and seating. There is a utility hallway which leads to a w.c and houses the wall mounted Zanussi combination gas boiler. On the 1st floor are 3 bedrooms and the bathroom which is attractively fitted with a suite comprising a bath with shower over, vanity wash hand basin, w.c and fully tiled walls. Outside a driveway provides off road parking and leads to the garage which has an inspection pit and a door opening to the rear garden, which is superbly proportioned, and mainly laid to lawn with an attractive range of mature shrub and plant borders providing an excellent degree of privacy, a patio at the top of the garden provides lovely sitting out and entertaining space. At the top of the garden is a two storey stone built garden studio, offering fantastic work from home space or occasional accommodation, with electric and water. Freehold





- 3 Bedroom Detached Property
- Superb South Facing Plot With Potential
- Stone Built Garden Studio
- Gas Central Heating
- UPVC Double Glazing
- Period Features
- Large Garage
- Viewing Essential
- Freehold
- EPC - tbc

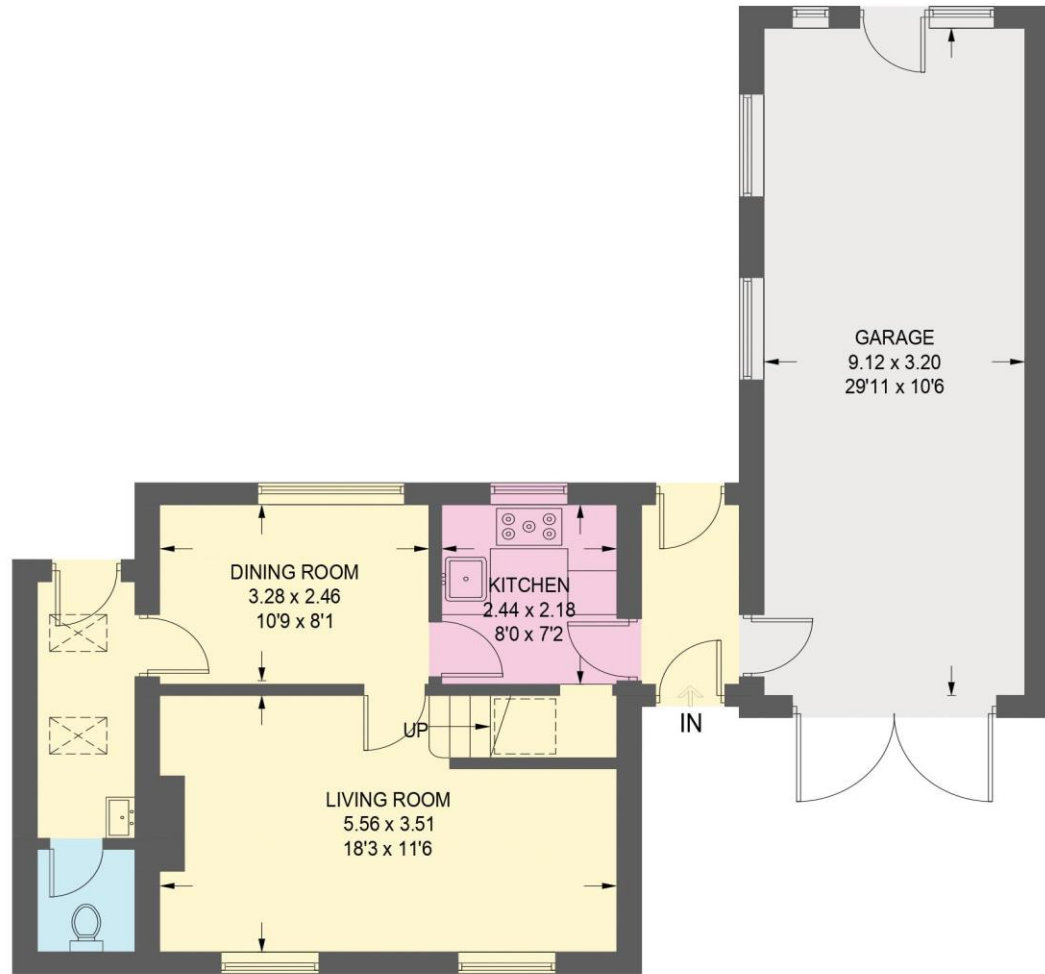


140 HARVEY CLOUGH ROAD

APPROXIMATE GROSS INTERNAL AREA = 110.3 Q M / 1187 SQ FT
(INCLUDING GARAGE)

GARDEN STUDIO = 28.6 Q M / 308 SQ FT

TOTAL = 138.9 Q M / 1495 SQ FT



= REDUCED HEADROOM BELOW 1.5m / 5'0

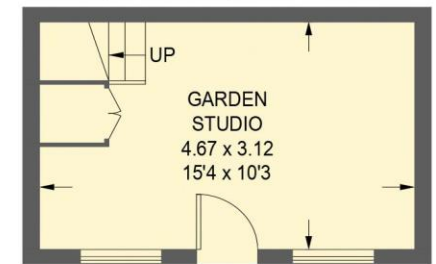
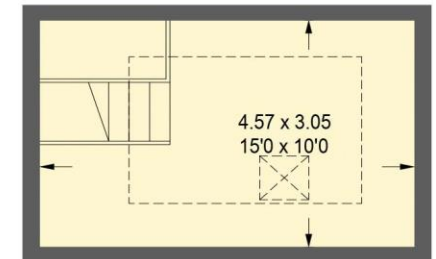
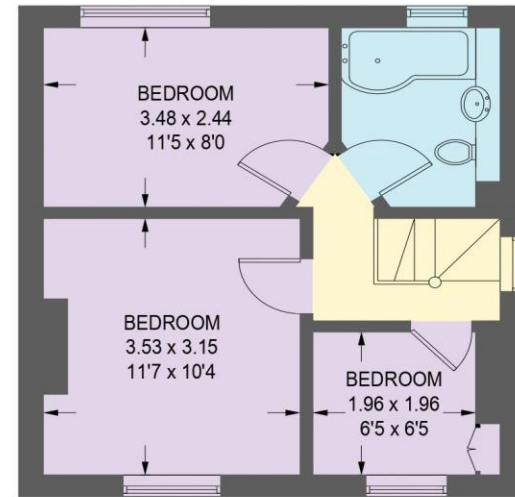


Illustration for identification purposes only, measurements are approximate, not to scale.



haus

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

0114 276 8868