







106 Heeley Bank Road

Heeley • Sheffield • S2 3GJ

Asking Price £265,000

Attractive 4/5 bedroom, stone fronted, mid terraced property located on a popular road, close to the city centre. Spacious, flexible accommodation measuring an impressive 1634 sq ft arranged over 3 levels. Retaining many period features, styled in neutral palette. Benefits from modern kitchen and bathroom with a generous, beautifully presented rear garden. Features gas central heating and double glazing. The property enters through a period-stained glass front door into a welcoming hallway providing cellar access. The bay fronted lounge features wooden sash windows, feature fireplace, shelving within the alcoves and column radiator, styled with modern décor and neutral carpet. Overlooking the rear garden is a lovely dining area complemented by art deco feature fireplace and adjoining kitchen fitted with wood units, wooden effect worktops and tiled splashbacks. Integrated appliances include oven, electric hob, extractor, fridge and dishwasher. Complemented by ceramic floor and rear door access to the garden. The first-floor features 2 good sized double bedrooms and a smaller home office, with pleasant views. The bathroom is generously proportioned equipped with modern 3-piece white suite and separate corner shower, partially tiled walls and contrasting tiled floor. Stairs rise to a second floor creating a further 2 light and airy double bedrooms, offering access and storage within the eaves. Externally a front garden with iron railings presents a great first impression and privacy from the road. At the rear, accessed through a shared alleyway is a stunning rear garden, designed with stone patio and adjoining lawn, enclosed by attractive, established planting and raised flower beds. Well positioned on Heeley Bank Road, opposite the open green space of adjacent playing fields, the property is well served by varied local amenities, good road and public transport links and is convenient for access to Sheffield's city centre





- Spacious Stone Fronted Terraced House
- 4 Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Measuring an Impressive 1634 sq ft
- 2 Reception Rooms
- Original Features & Feature Fireplaces
- Attractive Rear Garden & Stone Patio
- Gas Central Heating and Double Glazing
- Freehold
- Council Tax Band A, EPC Rating D

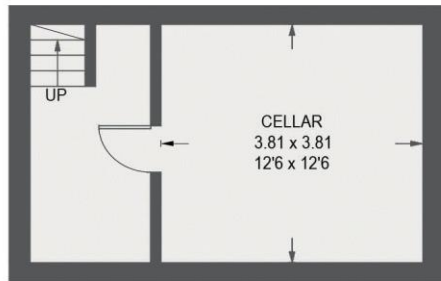


106 HEELEY BANK ROAD

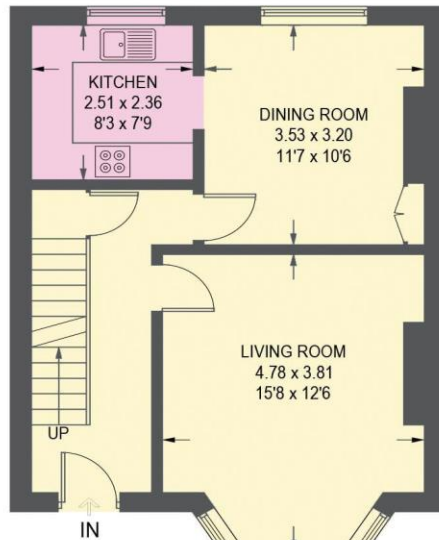
APPROXIMATE GROSS INTERNAL AREA = 129.9 SQ M / 1398 SQ FT

CELLAR = 21.9 SQ M / 236 SQ FT

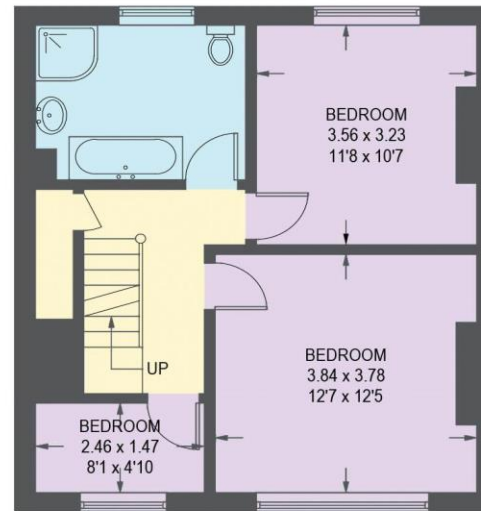
TOTAL = 151.8 SQ M / 1634 SQ FT



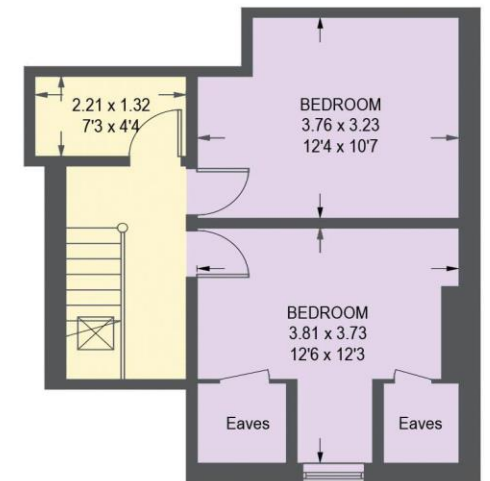
CELLAR
21.9 SQ M / 236 SQ FT



GROUND FLOOR
45.1 SQ M / 485 SQ FT



FIRST FLOOR
48.3 SQ M / 520 SQ FT



SECOND FLOOR
36.5 SQ M / 393 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