







17 Carlton Road

Hillsborough • Sheffield • S6 1WR

Guide Price £275,000 - £285,000

Fully renovated 3-bedroom end terrace property located just a short walk from Hillsborough Park and tram stop. Completely refurbished, stylishly presented accommodation arranged over 3 floors. Features stunning kitchen, impressive bathroom and living areas designed around a neutral palette complemented by traditional wooden beading. Benefits from brand new combination boiler and double glazing. The ground floor comprises of a cosy bay fronted lounge complemented by generous window and newly laid carpet. The dining area, styled with herringbone flooring provides access to the cellar and adjoining the off-shot kitchen. Fitted with a range of shaker style units, topped with complementary worktops and appliances including oven, induction hob and fridge freezer. The first-floor features 2 bedrooms, the larger size incorporating a walk-in closet, both presented with neutral walls and contrasting grey carpet. The family bathroom features a modern white suite, vanity unit, matte black fittings and stylish tiling. Stairs rise to offer a third, spacious double bedroom complemented by Velux window. Externally a south facing, low maintenance rear garden creates a private outdoor space designed with stone patio, decorative slat fencing and raised flower beds. Carlton Road is well-placed for local shops and amenities, schools, recreational facilities including Hillsborough Park, Sheffield Supertram and access to the city centre, hospitals, Meadowhall and the M1 motorway.





- Fully Refurbished End Terrace
- 3 Bedrooms & Modern Bathroom
- Stylishly Presented in Neutral Palette
- 2 Reception Rooms & Cellar
- New Combination Boiler & Double Glazing

- No Onward Chain
- Walking Distance of Hillsborough Park
- South Facing Low Maintenance Garden
- Freehold & No Chain
- Council Tax Band A, EPC TBC





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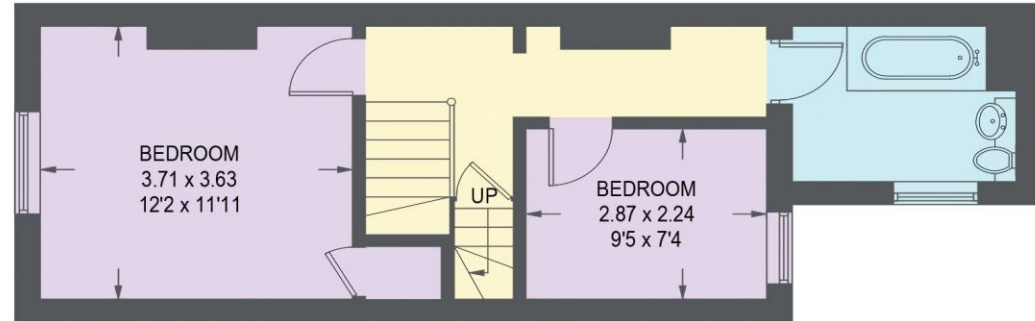
APPROXIMATE GROSS INTERNAL AREA = 107.1 SQ M / 1153 SQ FT

CELLAR = 17.5 SQ M / 188 SQ FT

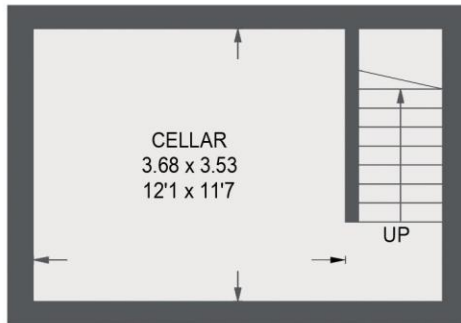
TOTAL = 124.6 SQ M / 1341 SQ FT



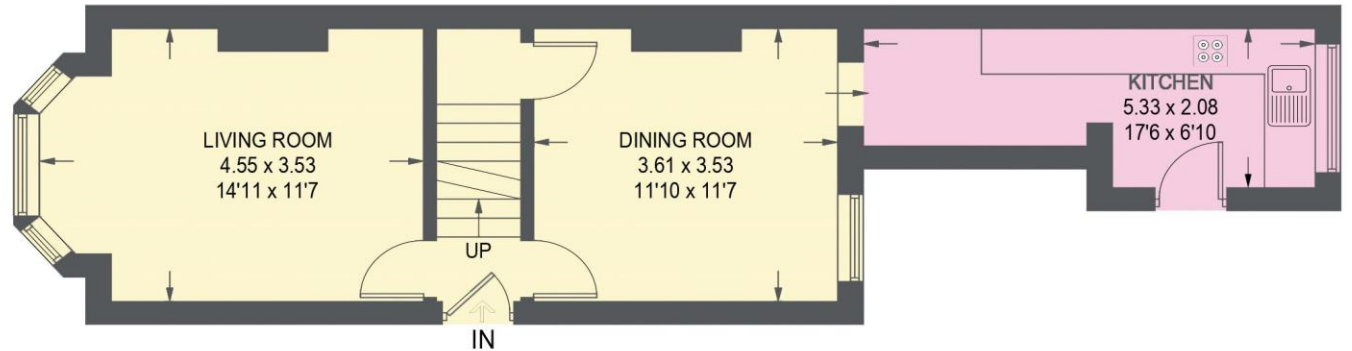
SECOND FLOOR
27.0 SQ M / 291 SQ FT



FIRST FLOOR
37.0 SQ M / 398 SQ FT



CELLAR
17.5 SQ M / 188 SQ FT



GROUND FLOOR
43.1 SQ M / 464 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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