







## 40 Parkhead Road

Sheffield • South Yorkshire • S11 9RB

Guide Price £615,000 - £630,000

Attractive 3-bedroom detached family home in S11 offering fabulous potential to extend and convert the loft, subject to necessary consents, with planning permission in place. A perfect mix of modern décor and period features, restored to create a homely, versatile living space filled with natural light. Benefits from a driveway, garage and generous rear garden filled with mature planting. A period style front door opens into an impressive hallway, generous in size, filled with natural light and complemented by original wooden flooring and ground floor WC. A bay fronted lounge features fabulous original coving and beading, a 1930's style surround with decorative cast iron open fire, café style wooden shutters and bespoke shelving and cupboards within the alcoves. At the rear a flexible family room overlooking the garden through an imposing box bay window complemented by coal effect open cast iron feature fireplace. The kitchen is fitted with neutral units, marble effect worktops and tiled splashbacks. Adjoining is a lean-to utility space with outhouse offering a versatile area and providing alternative access to the front and rear of the property. First floor comprises of two generously proportioned double bedrooms, presented in neutral tones, retaining period features and a pleasant outlook. Also, a smaller third bedroom. The stylish bathroom is equipped with freestanding bath, walk in shower enclosure, vanity hand wash basin and WC finished with matte black fittings and geometric tiles. The spacious first floor landing provides access to the loft space, which offers potential to convert subject to necessary consents. Externally, a hard standing driveway provides access to the garage and a tiered front garden ensures privacy from the road. At the rear is an impressive, established garden, separated over levels to offer a stone seating area, open lawn and secluded, private raised garden to the far end. Parkhead Road is well-placed for highly regarded nearby schools, local shops and amenities, recreational facilities including Whirlow Farm and Ecclesall Woods with access to the city centre, hospitals, universities and the Peak District. In process of purchasing the freehold as part of sale.





- Fabulous 3 Bedroom Detached Family Home
- Modern Decor with Period Features
- Flexible Living Space
- 2 Reception Rooms with Feature Fireplaces
- Stylish Bathroom
- Attractive, Established Gardens
- Potential To Convert Loft & Extend
- Off Street Parking & Garage
- Reputable Schools
- Council Tax Band E, EPC Rating E

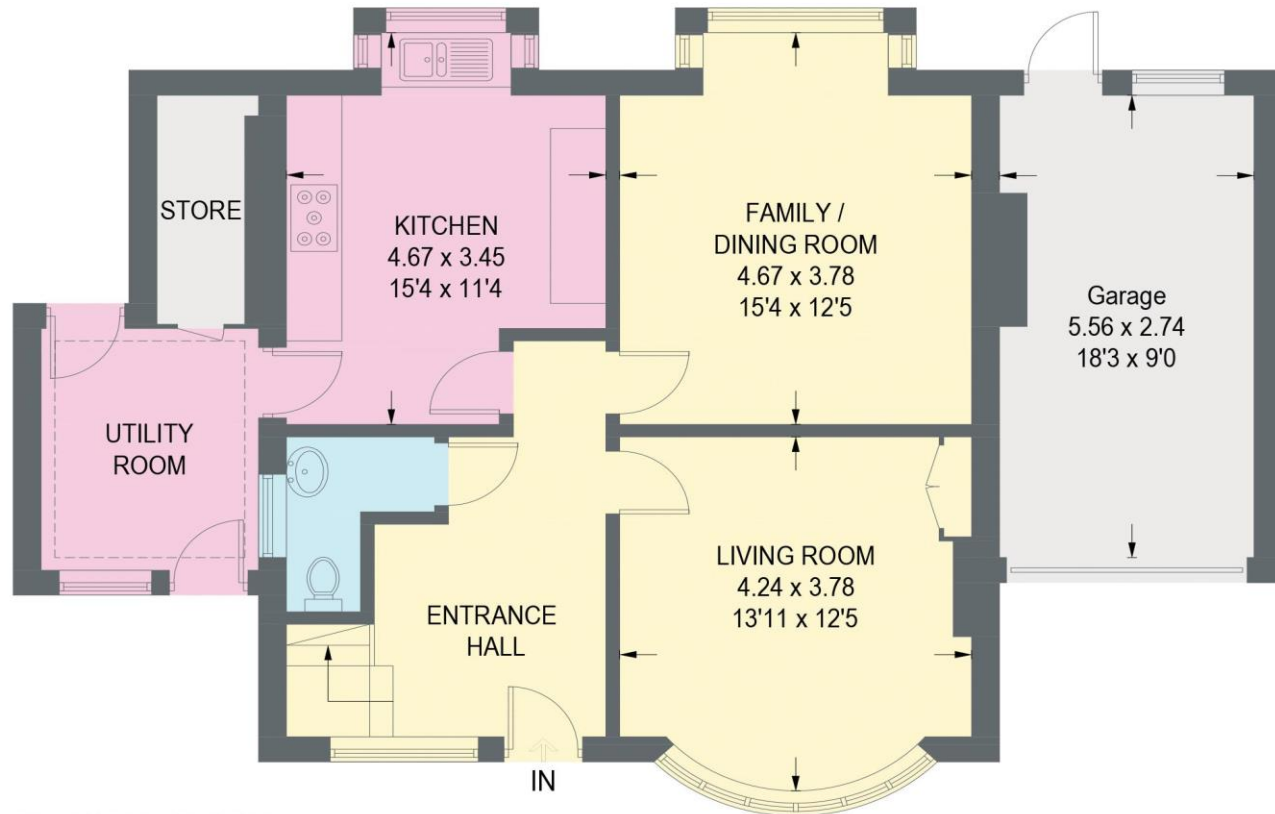


# 40 PARKHEAD ROAD

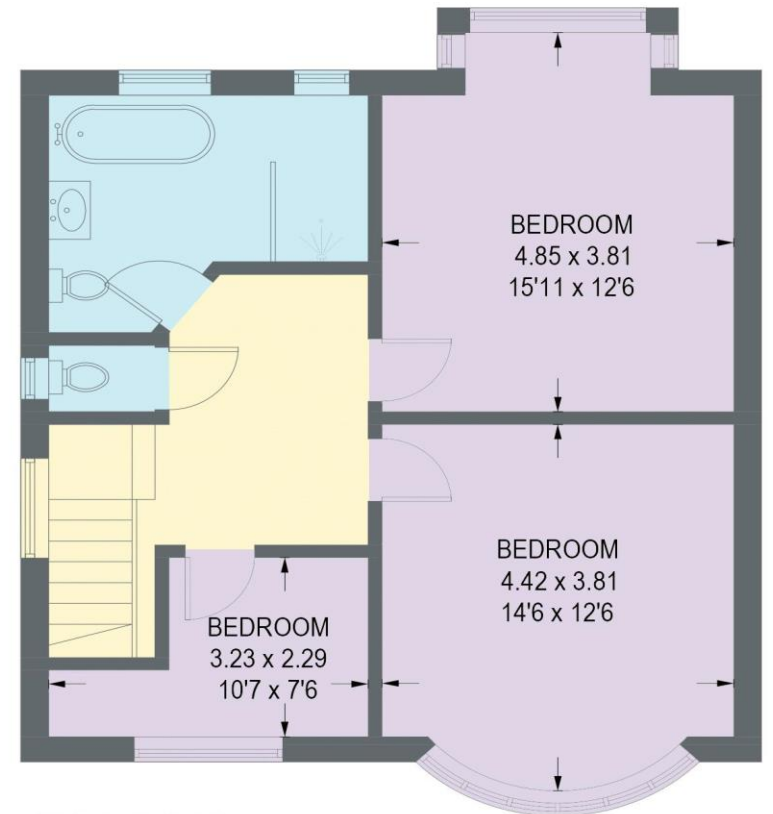
APPROXIMATE GROSS INTERNAL AREA = 132.5 SQ M / 1427 SQ FT

GARAGE = 15.4 SQ M / 166 SQ FT

TOTAL = 147.9 SQ M / 1593 SQ FT



**GROUND FLOOR**  
**72.8 SQ M / 784 SQ FT**



**FIRST FLOOR**  
**59.7 SQ M / 643 SQ FT**

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



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