







## 15 Rosedale Road

Off Ecclesall Road, Sheffield, S11 8NW

Guide Price £265,000 - £285,000

A lovely 3 double bedroom brick terrace house benefiting from having some of the floorspace above the passageway, two reception rooms, an end of row garden, and an array of shops, cafes, and restaurants nearby on Ecclesall Road. Lovely accommodation over three floors retaining period features complemented by a modern off-shot kitchen and a white bathroom suite. Benefits from gas central heating with a new combination boiler in February 2022, double glazing, and a security alarm. Super location for access to the city centre, hospitals, universities, and the train station. Carpets included. A side entrance door opens into an entrance lobby with a polished wood floor, which flows into both reception rooms. The lounge is a lovely room with a focal exposed brick chimney breast, in-trend grey painted walls, complementing period features. The fitted blinds in the bay window are included in the sale. The dining room is a light and airy room with fitted units to one alcove, a rear window, access to the cellar head and basement, as well as having a door into the off-shot kitchen. The latter has a range of Shaker style fitted units with wood worktops and a tiled effect floor. One of the wall units houses the Worcester combination boiler, which was installed in February 2022. Included within the sale is an integrated oven, hob, and extractor. There is plumbing for a washing machine and space for a fridge freezer. Side external door. The basement offers scope for conversion, subject to any necessary consents. On the first floor, there are two bedrooms and a bathroom. The front bedroom is a double room with an exposed brick chimney breast with a decorative Victorian fireplace. The fitted blinds are included in the sale. The rear part of the first-floor benefits from having the floorspace above the passageway, creating more space for a double bedroom and a bathroom. The bedroom is well-presented. The bathroom has a white suite including a bath with a shower, a wash basin, WC, and splash-back tiling. Stairs rise from the first-floor landing to an attic double bedroom with an exposed brick wall, a rear dormer window, and the scope to knock-through into the front roof eave, subject to consent. Outside, there is a gated forecourt, a shared passageway, and a gate into an end-of row rear garden with a brick outbuilding, which has been plastered inside and has power, lighting, and plumbing. Rosedale Road is situated off Ecclesall Road, so well-served by shops, cafes, and restaurants, as well as having local schools, the Botanical Gardens, other recreational facilities, public transport, and access links to the city centre, hospitals, universities, train station, and the Peak District.





- Brick Terrace House in S11
- 3 Double Bedrooms
- 2 Reception Rooms
- Fitted Off-Shot Kitchen
- Some of Floorspace over Passage

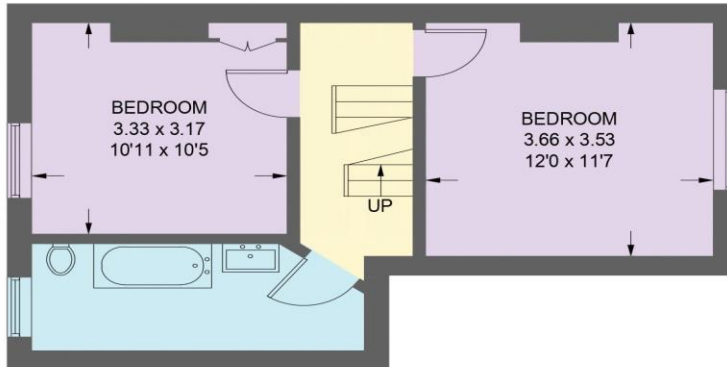
- Retains Period Features
- End-of-Row Garden
- Just off Ecclesall Road
- Combi Boiler, D/G, and Alarm
- Close to University & Hospitals

# 15 ROSEDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.3 SQ M / 1046 SQ FT

CELLAR = 12.2 SQ M / 131 SQ FT

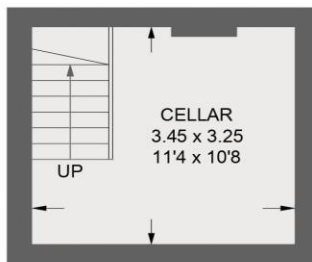
TOTAL = 109.5 SQ M / 1177 SQ FT



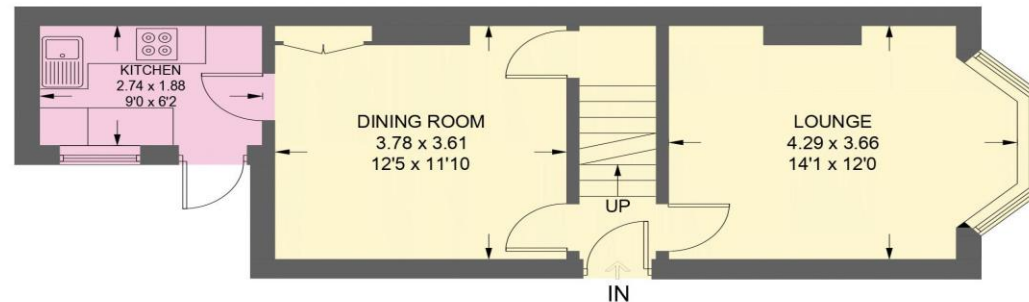
**FIRST FLOOR**  
40.9 SQ M / 440 SQ FT



**SECOND FLOOR**  
18.1 SQ M / 194 SQ FT



**CELLAR**  
12.2 SQ M / 131 SQ FT



**GROUND FLOOR**  
38.3 SQ M / 412 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.