







22 Sandygate Park Road

Sandygate • Sheffield • S10 5TY

Asking Price £625,000

A generously proportioned 3 double bedroom dormer bungalow located on a quiet, treelined road in Sandygate, S10. Offering well maintained, flexible accommodation overlooking a stunning landscaped rear garden. Benefits from a driveway for multiple vehicles, integral garage, 3 double bedrooms with adjoining dressing room, 2 bathrooms and 2 versatile reception rooms with pleasant garden outlook. The ground floor comprises of 2 bay fronted double bedrooms, presented in neutral décor with a ground floor shower room. Overlooking the stunning rear garden is an impressive lounge, filled with natural light courtesy of sliding patio doors and side window offering a lovely garden outlook and direct access. Also complemented by beautiful garden views is a separate dining room and kitchen fitted with a range of white units and integrated appliances which include oven, four ring gas hob and dishwasher. Alternative side door access leads to the garage and garden. Stairs rise to the first-floor main bedroom, generously proportioned, with adjoining dressing room, providing generous built in storage and access to the eaves. The first-floor bathroom is equipped with traditional white suite and corner shower. Externally is a generous driveway leading to an integral garage. A side path leads to the stunning landscaped rear garden, designed with stone patio and steps descending to a lower lawn bordered by an array of attractive, colourful planting. A secluded, private, peaceful outdoor space to enjoy and relax. Sandygate Park Road is an extremely sought-after road, well-served by local shops and amenities in Crosspool, Ranmoor, and Fulwood, highly regarded local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District. Leasehold. 800 years, from 29/9/1948. GR £20pa Council Tax Band E, EPC Rating D. No onward Chain





- Superb Dormer Bungalow in Sandygate, S10
- 3 Double Bedrooms & 2 Bathrooms
- Light & Airy Lounge Overlooking Garden
- Separate Dining Room
- Spacious Kitchen & Integrated Appliances

- Stunning Landscaped Rear Garden
- Quiet Treelined Road
- Driveway & Integral Garage
- Leasehold. 800 years, from 29/9/1948. GR £20pa
- Council Tax Band E, EPC Rating E

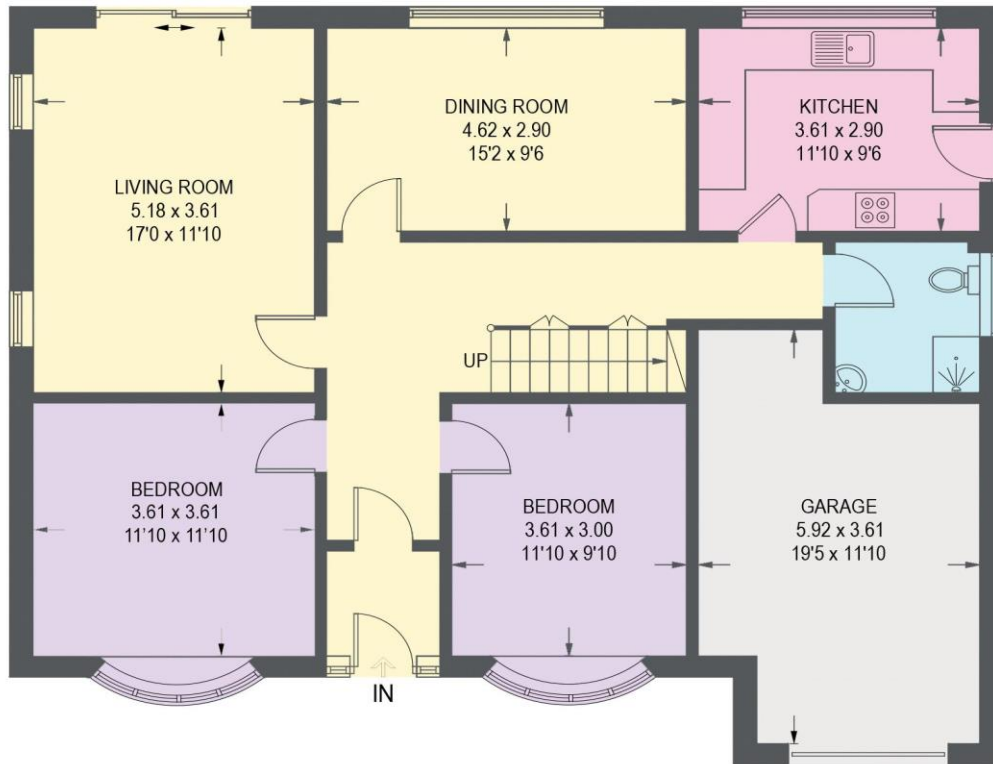


22 SANDYGATE PARK ROAD

APPROXIMATE GROSS INTERNAL AREA = 143.5 SQ M / 1545 SQ FT

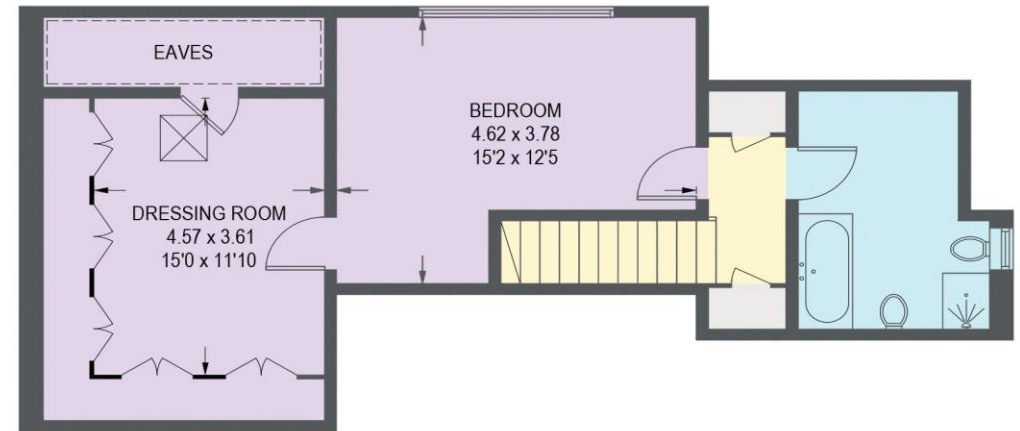
GARAGE = 18.2 SQ M / 196 SQ FT

TOTAL = 161.7 SQ M / 1741 SQ FT



GROUND FLOOR
92.8 SQ M / 999 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR
50.7 SQ M / 546 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](https://www.haushomes.co.uk)

0114 276 8868