







26 Wynyard Road

Hillsborough • Sheffield • S6 4GE

Guide Price £200,000 - £220,000

Within a short walk of Hillsborough Park and the Supertram is an attractive 3-bedroom, stone fronted end terraced property. Improved by recent owners to create a stylish family home arranged over 3 levels plus a cellar. Light & airy accommodation, featuring a modern kitchen and bathroom, combination gas central heating, double glazing, and enclosed, family friendly rear garden. The lounge is presented with neutral décor, complemented by a laminate floor, decorative coving, and made to measure blinds. Overlooking the garden and providing access to the cellar is a fabulous open plan dining room and off-shot kitchen, creating the hub of the home. The kitchen is fitted with gloss units, solid wooden worktops, and tiled splashbacks. Integrated appliances include a Zanussi oven, 4 ring gas hob, and a fridge freezer. The first floor comprises of two bedrooms, the main bedroom is front facing, styled with a lovely, panelled wall, and walk-in closet. The smaller bedroom overlooks the garden. The bathroom is equipped with a 3-piece white suite, brick shaped tiling, contrasting walls and flooring. The second floor creates a generously proportioned versatile bedroom, filled with natural light, courtesy of front and rear facing Velux windows. Externally, a forecourt provides some privacy from the road. A communal gate leads to the rear entrance and a secure, enclosed rear garden is designed with an artificial lawn, stone patio, raised beds and brick-built outhouse. Wynyard Road is an extremely popular road, well-placed for local shops and amenities in Hillsborough, local schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, hospitals, universities, Meadowhall, and the M1 motorway





- Attractive End Terrace in Hillsborough
- 3 Double Bedrooms & Beautifully Presented
- Popular Open Plan Dining Room & Kitchen
- Fabulous Light & Airy Attic Bedroom
- Modern Kitchen & Bathroom

- Combination Boiler & Double Glazing
- Enclosed Rear Garden & Outhouse
- Walking Distance of Hillsborough Park & Tram Stop
- Leasehold Details TBC
- Council Tax Band A, EPC Rating D



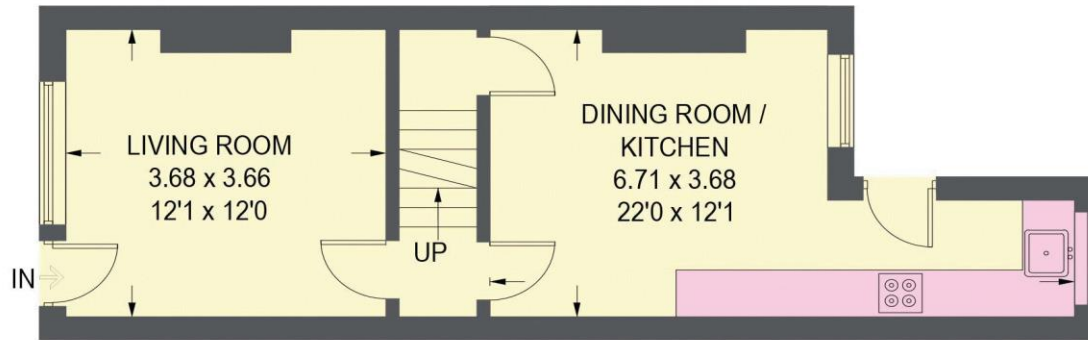


26 WYNYARD ROAD

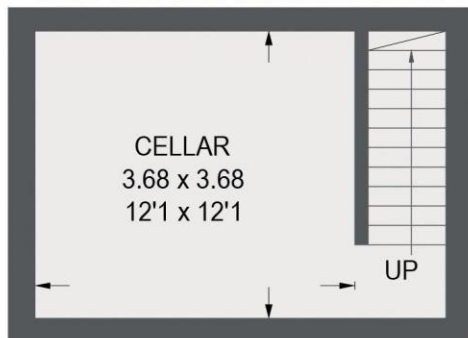
APPROXIMATE GROSS INTERNAL AREA = 90 SQ M / 968 SQ FT (EXCLUDING EAVES)

CELLAR = 17.6 SQ M / 189 SQ FT

TOTAL = 107.6 SQ M / 1157 SQ FT

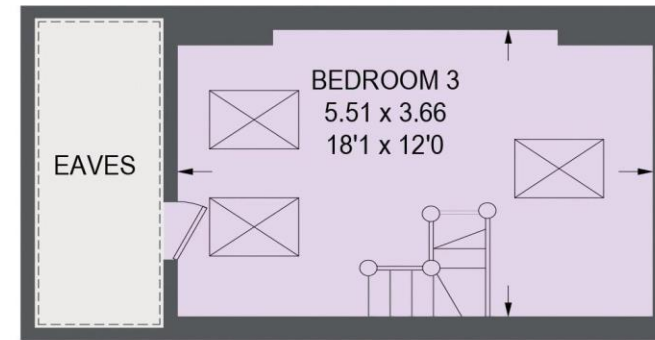


GROUND FLOOR
37.1 SQ M / 399 SQ FT

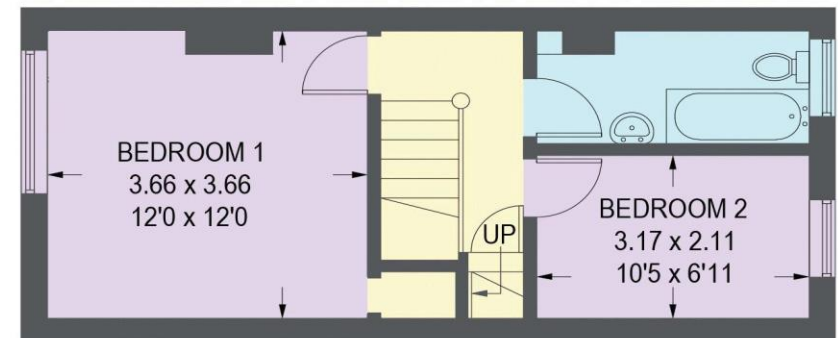


CELLAR
17.6 SQ M / 189 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



SECOND FLOOR
20.3 SQ M / 218 SQ FT



FIRST FLOOR
32.6 SQ M / 351 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