







## 71 Studfield Hill

Loxley • Sheffield • S6 4SH

Guide Price £250,000 - £275,000

Effectively extended 4-bedroom semi-detached family home in the sought after location of Loxley, commanding fabulous panoramic views over the valley. In need of modernisation, this property offers versatile accommodation with potential to extend subject to necessary consents. Benefits from gas central heating, double glazing and off-street parking. Enters through an inner porch fitted with built in storage housing the Vaillant condensing boiler. A welcoming hallway leads to the dual aspect, spacious living area, filled with natural light and offering stunning views across the Loxley Valley. The kitchen also benefiting from the same aspect is fitted with neutral units, wood effect worktops and recently installed appliances including Hot Point oven and grill, electric hob and overhead extractor. A separate utility room offers further storage, access to the rear patio and space with plumbing for a washing machine. The side extension creates a fourth bedroom along with separate wet room, incorporating walk in shower, hand wash basin and WC. There is potential to extend above creating a first-floor extension subject to necessary consents. The first-floor landing provides access to the partially boarded loft space with integral ladders. Comprising of 3 bedrooms, the master is bay fronted, and features made to measure built in wardrobes. A tiled bathroom is equipped with 3-piece suite, overhead shower and built in storage. Externally the property is set back from the road benefiting from a driveway providing off street parking. A secure gate leads to the enclosed rear garden commanding fabulous views from the patio and lower lawn. Ideally located on a regular bus route with excellent transport links to the city centre, hospitals and universities. Loxley is a sought-after location with outstanding schools and delightful countryside. Freehold. No Chain.





- 4 Bedrooms Semi Detached Family Home
- Sought After Location of Loxley
- Stunning Views Over Loxley Valley
- Effectively Extended
- Potential To Further Extend Subject to Consents

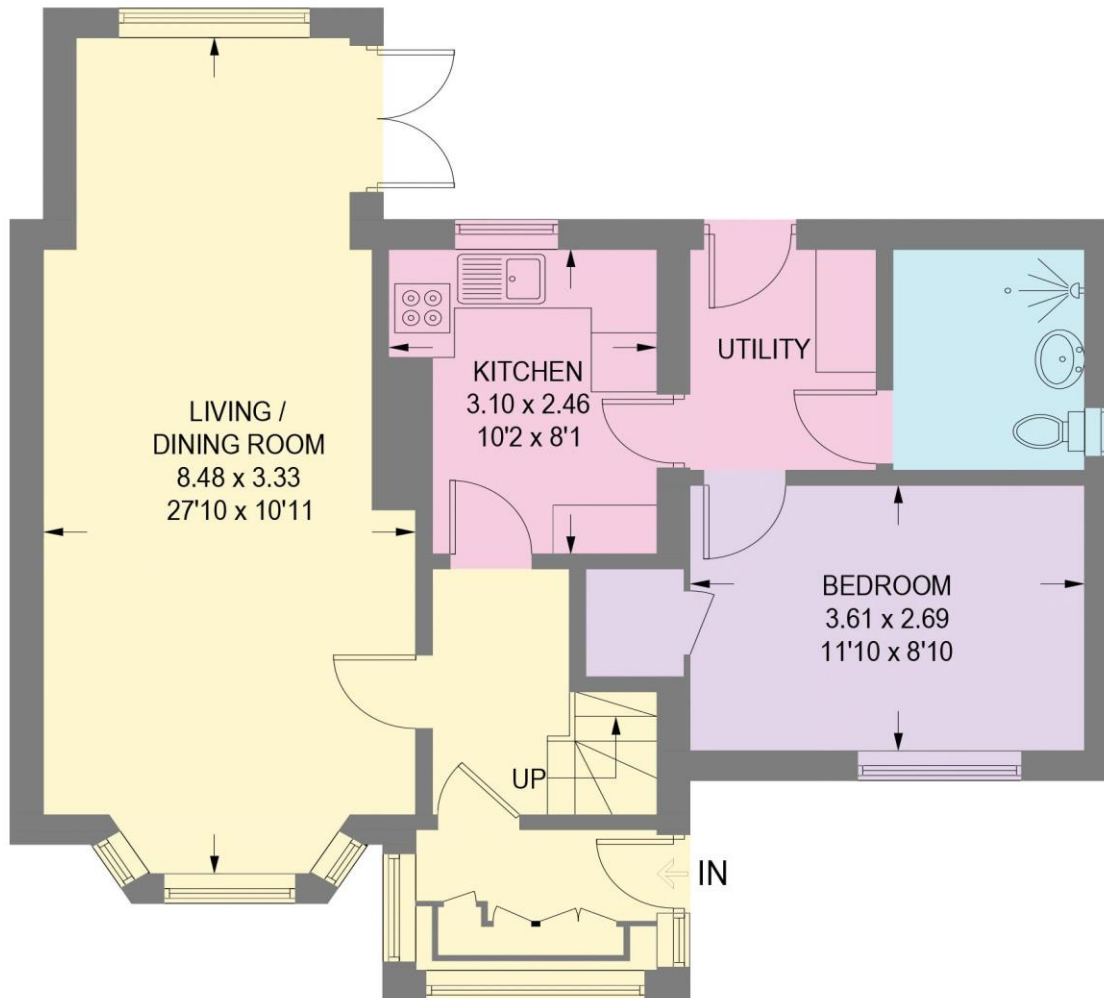
- Enclosed Rear Garden
- Driveway Providing Off Street Parking
- EPC Rating TBC
- Freehold & No Chain
- Council Tax Band B



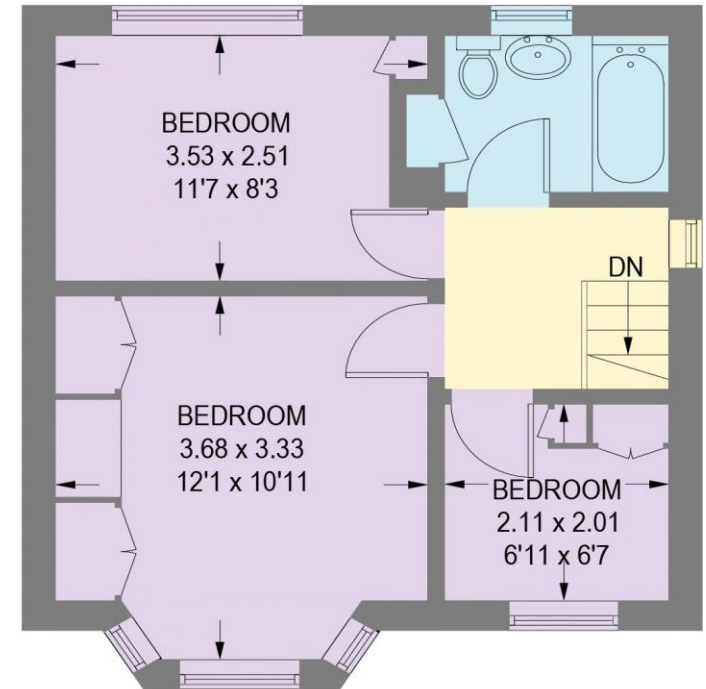


# 71 STUDFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.8 SQ M / 1031 SQ FT



**GROUND FLOOR = 62.5 SQ M / 673 SQ FT**



**FIRST FLOOR = 33.3 SQ M / 358 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](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868