







## 11 Rockley Road

Hillsborough • Sheffield • S6 1WL

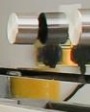
Guide Price £240,000 - £255,000

Stunning 3 double bedroom extended end-terraced property in walking distance of Hillsborough Park and the Supertram stop. Ideally located close to an array of local amenities, with excellent transport links. Benefits from an extended open plan kitchen with modern units, a cosy lounge, stylish bedrooms, elegant bathroom, and a south facing rear garden. Benefits from combination gas central heating and double glazing. The ground floor features a stunning open plan dining kitchen filled with natural light. The kitchen is fitted with contrasting wooden wall and base units, complementary worktops, brass fittings, and a pleasant garden outlook. Integrated appliances include an oven, microwave, induction hob, extractor, and a dishwasher, along with space with plumbing for a washing machine. Styled with a ceramic floor and central focal breakfast island. The cosy lounge is presented in bold tones and a wooden floor, creating a lovely, homely feel. The first floor comprises of two double bedrooms decorated in warm tones. The recently installed bathroom is equipped with modern 3-piece white suite, enhanced by brass fittings, elegant tiling, and rainfall shower. The second floor creates a further spacious dual aspect double bedroom, a versatile space, with access to the eaves. Externally, there is a gated low maintenance, south facing, rear garden incorporating an attractive raised stone patio, ideal for entertaining or relaxing, and a stone outbuilding housing the combination boiler. Rockley Road is well-placed for local shops and amenities, schools, recreational facilities including Hillsborough Park, Sheffield Supertram and access to the city centre, hospitals, Meadowhall and the M1 motorway.





- Stunning Extended End Terrace Property
- Walking Distance of Hillsborough Park
- Fabulous Open Plan Dining Kitchen
- Beautiful Decor Throughout
- Arranged Over 3 Levels
- 3 Double Bedrooms
- Stylish Bathroom
- Attractive South Facing Rear Garden
- Leasehold TBC
- Council Tax Band A, EPC Rating D

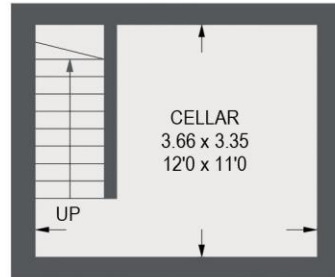


# 11 ROCKLEY ROAD

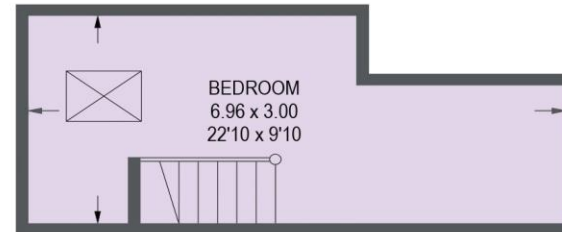
APPROXIMATE GROSS INTERNAL AREA = 101.7 SQ M / 1094 SQ FT

CELLAR = 12.2 SQ M / 131 SQ FT

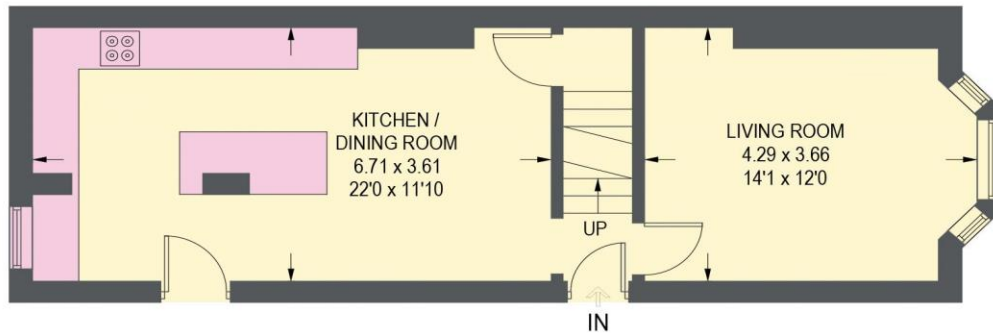
TOTAL = 113.9 SQ M / 1225 SQ FT



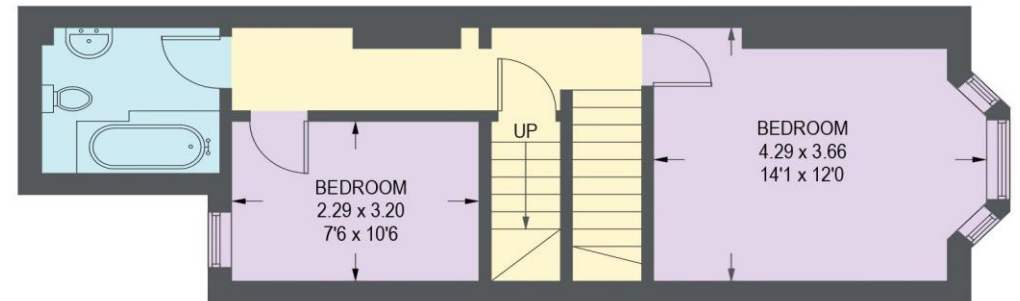
**CELLAR = 12.2 SQ M / 131 SQ FT**



**SECOND FLOOR = 18.1 SQ M / 195 SQ FT**



**GROUND FLOOR = 43.8 SQ M / 471 SQ FT**



**FIRST FLOOR = 39.8 SQ M / 428 SQ FT**

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



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