







55 Harcourt Road

Crookesmoor • Sheffield • S10 1DH

Guide Price at £525,000 - £550,000

Immaculately presented, stylish 4-bedroom family home which overlooks Crookes Valley Park offering fabulous, elevated views. Arranged over 4 floors offering flexible living including a fully refurbished lower level, incorporating a fabulous open plan kitchen leading out onto the rear garden, taking full advantage of the pleasant backdrop. Benefits from beautiful décor, Farrow & Ball modern tones, bespoke furniture, enclosed rear garden and great location, close to hospitals & universities. The property enters into a welcoming hallway giving a great first impression. The attractive lounge is presented with Inchyra Blue Farrow & Ball feature wall, including a log burner upon a slate hearth within a fire inset and solid oak mantle. Double doors create a divide from the rear facing dining room which offers fabulous views over the boating lake. Stairs descend to the newly refurbished lower level featuring a fabulous bespoke kitchen hosting midnight blue shaker style wall and base units complemented by Pietra worktops and LVT flooring equipped with underfloor heating. A separate utility area provides additional storage and space with plumbing for appliances leading through to a vibrant WC. From the entrance hallway stairs rise to the first floor comprising of 3 bedrooms. Front facing are 2 bedrooms both decorated in neutral tones and carpets. Rear facing, overlooking the park is a double bedroom housing built in storage. The family bathroom is partially tiled offering a 3-piece white suite with overhead shower. Further stairs lead to the upper floor creating a superb fourth bedroom, stylishly presented and fitted with bespoke wardrobes and storage making use of all the eaves space plus an additional ensuite shower room, featuring generous Velux offering ample natural light. Externally a shared, gated driveway provides access to the enclosed rear garden. Perfectly positioned and elevated enhanced by glass balustrade to optimise the beautiful views of Crookes Valley Park and the boating lake. Perfect spot to relax or entertain featuring stone patio, artificial lawn, raised sleeper beds all complemented by attractive planting. Harcourt Road lies between Crookes Valley Road and Northumberland Road. An incredibly popular and convenient location close to Sheffield University, which can be easily accessed within a short walk. Crookes and Broomhill offer fashionable cafés, pubs, restaurants, and shops, which can be found within half a mile and Sheffield City Centre is just over 1 mile away. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within short distance.





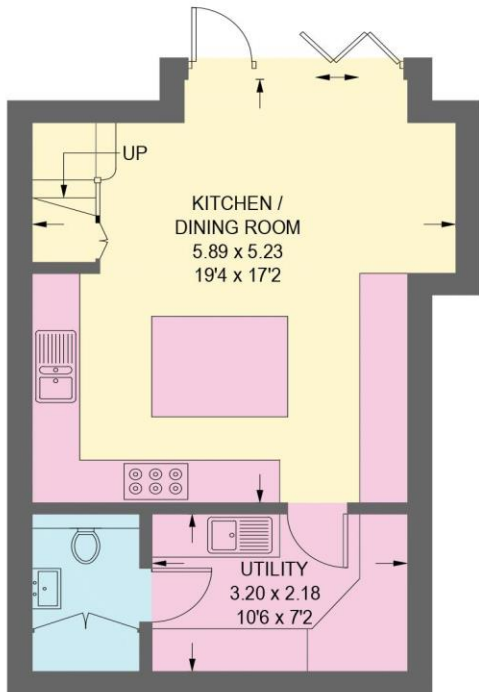
- Stunning 4 Bedroom & Bathroom Family Home
- Stylishly Presented in Modern Tones
- Spacious over 4 Levels
- Fabulous Kitchen & Separate Utility
- Superb Views Over Crookes Valley Park
- Bespoke Bedroom Furniture
- Attractive Lounge & Log Burning Stove
- Private Rear Garden Overlooking Lake
- Freehold
- Council Tax Band C



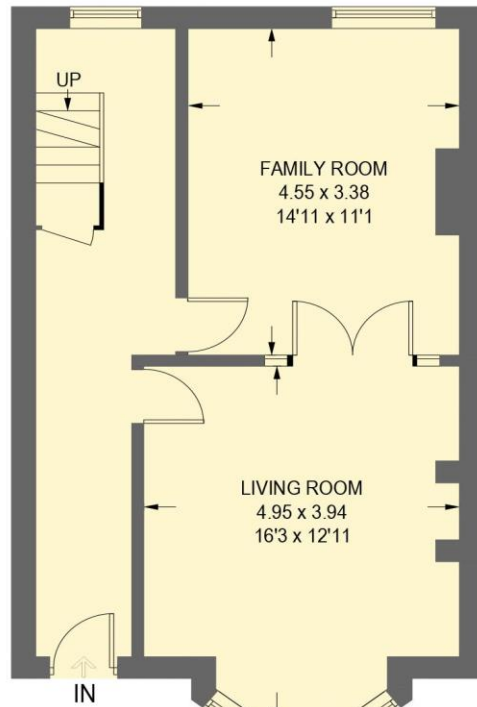


55 HARCOURT ROAD

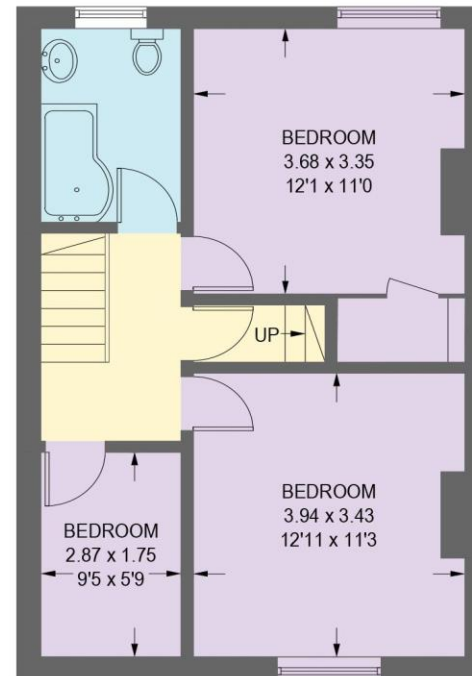
APPROXIMATE GROSS INTERNAL AREA = 163.8 SQ M / 1763 SQ FT



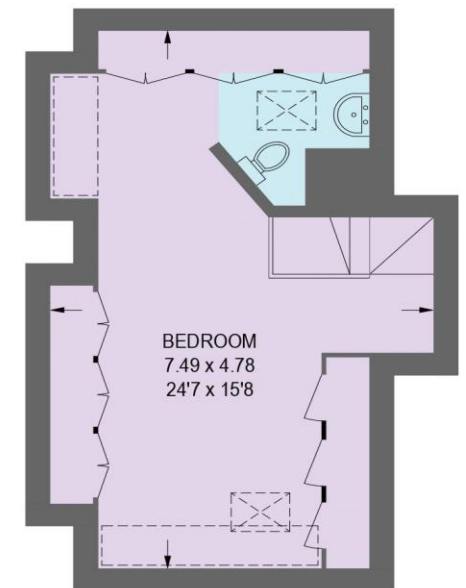
LOWER GROUND FLOOR
39.3 SQ M / 423 SQ FT



GROUND FLOOR
48.2 SQ M / 519 SQ FT



FIRST FLOOR
46.4 SQ M / 499 SQ FT



SECOND FLOOR
29.9 SQ M / 322 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0

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



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