







42 Edale Road

Greystones • Sheffield • S11 7PJ

£425,000

An attractively presented, and fully refurbished 3 bedroom semi detached property in the heart of this very popular area, with superb views over the city to the rear. Full UPVC double glazing, modern gas central heating, garage and enclosed family garden. An early inspection is strongly advised to appreciate the quality of accommodation on offer. A composite door opens into the reception hallway which leads to the open plan dining/kitchen, providing a lovely family orientated heart of the home. The kitchen is fitted with a stylish range of matching gloss wall and base units, complemented by a wood effect work surface. Integrated appliances include a Bosch electric oven, Bosch gas hob and slimline dishwasher. Space for a fridge within one of the fitted units. The dining area has ample space for a family table and French doors opening to a Juliet balcony positioned to take advantage of the superb views. Bespoke folding, glazed doors separate the dining and living areas and can be left open for a total open feel or closed to give more separation. The living room has a multi fuel stove providing a lovely focal feature. W.C with fully tiled walls and wash hand basin. On the 1st floor are two double bedrooms, the rear one having amazing views over the city, and a good size third bedroom, together with a recently installed bathroom, with a suite in white and modern black fittings, comprising bath with shower over, vanity wash had basin with useful storage and w.c, Stylish floor and wall tiles. Outside the front is a driveway providing off road parking for 2 cars and leading to the garage, which has a roller shutter door, electric lighting and power, plumbing for a washing machine and a rear facing pedestrian door. To the rear of the property is a sandstone patio, adjacent to the kitchen positioned to take advantage of the views, steps descend down to the garden, with a further patio and decked area providing sitting out and entertaining space. Beyond which is a level lawn surrounded by shrub and plant borders. Beneath the property are 3 basement rooms providing excellent storage and housing the modern Ideal combination boiler. External water tap and lighting. Ideally located within a short walk of very sought after schools, close to Endcliffe Park, and the amenities of Ecclesall Road, and within a very short drive of the Peak District.





- 3 Bedroom Semi Detached
- Superbly Presented
- Modern Kitchen & Bathroom
- Amazing Views To The Rear
- Enclosed Family Garden

- UPVC Double Glazing
- Combination Gas Central Heating
- Off Road Parking & Garage
- Leasehold
- EPC - tbc





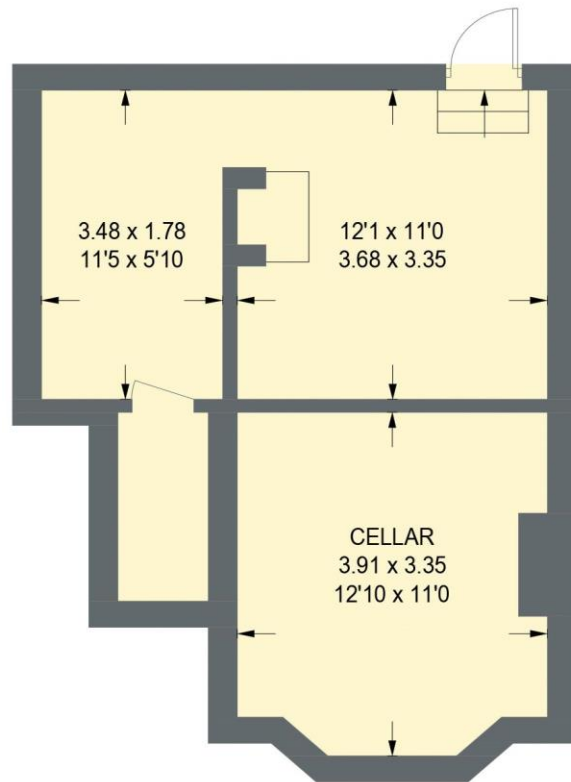
42 EDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 855 SQ FT

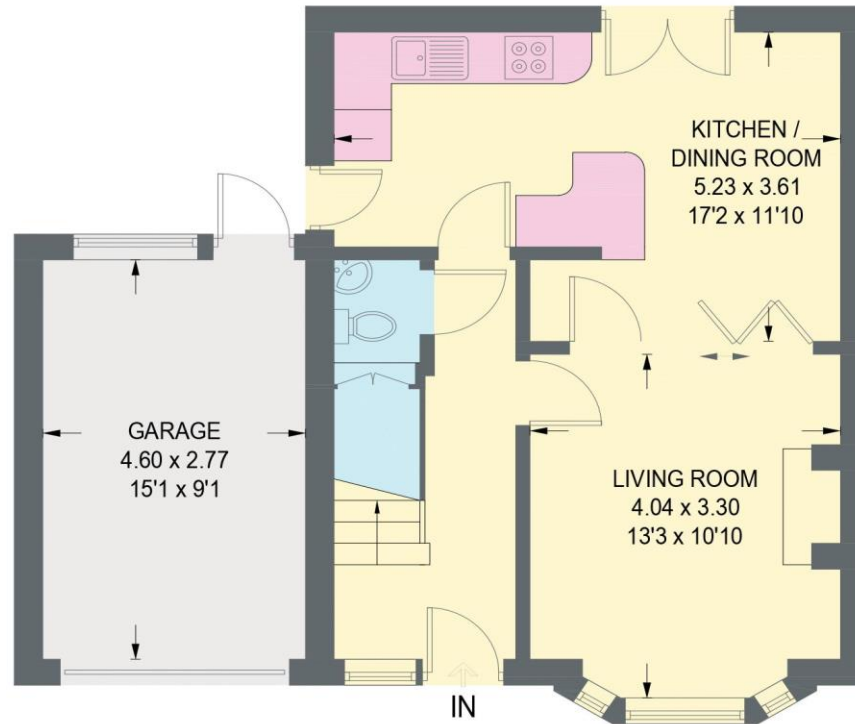
CELLAR = 35.0 SQ M / 377 SQ FT

GARAGE = 12.9 SQ M / 139 SQ FT

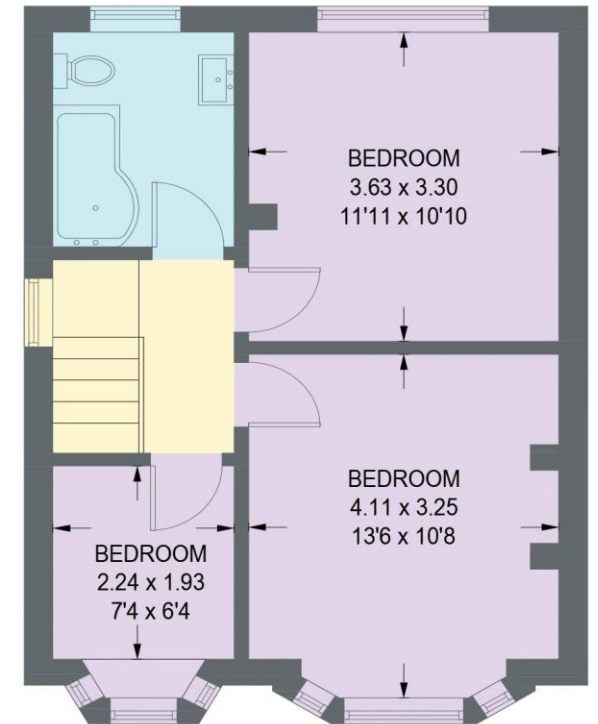
TOTAL = 127.4 SQ M / 1371 SQ FT



CELLAR
35.0 SQ M / 377 SQ FT



GROUND FLOOR
40.0 SQ M / 430 SQ FT



FIRST FLOOR
39.5 SQ M / 425 SQ FT

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



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