



47 Hastings Road, Sheffield, Yorkshire, S7 2GT



# 47 Hastings Road

Offers Around

## £700,000

A simply stunning family forever home with period features, spacious accommodation throughout and a beautiful well maintained rear garden. This wonderful family home offers four bedrooms plus a study, three bathrooms and two reception rooms in addition to a great size dining kitchen.

The property briefly comprises;

Imposing entrance hallway, downstairs w.c., access down to double cellar beneath, bay windowed lounge with wood burning stove, further reception room currently used as a snug but would make a great family room or formal dining space, and a lovely and bright fitted dining kitchen with a range of base, drawer and wall units, integrated appliances and plenty of space for a family dining table. To the first floor there is a great size master bedroom with en-suite shower room, further double bedroom, study/home office and a family bathroom which has both a bath and separate shower cubicle. A further staircase rises to two more wonderful sized attic bedrooms.

To the front of the property is a gravelled driveway providing off road parking for two vehicles. To the rear of the property is an absolutely delightful garden which has been lovingly maintained over the years. There are an abundance of mature shrubs and trees, a well kept lawn and stone patio area.



- SUPER SPACIOUS ACCOMMODATION THROUGHOUT
- FOUR BEDROOM PLUS A STUDY
- THREE BATHROOMS
- DOUBLE CELLAR
- LIGHT AND AIRY DINING KITCHEN
- TWO FURTHER RECEPTION ROOMS
- IN THE CATCHMENT AREA FOR EXCELLENT SCHOOLS
- EPC RATING:
- TENURE: FREEHOLD COUNCIL TAX BAND E
- VIEWINGS VIA BANNER CROSS BRANCH.







**Cellar**  
Floor area 32.9 m<sup>2</sup> (355 sq.ft.)

**Ground Floor**  
Floor area 76.2 m<sup>2</sup> (821 sq.ft.)

**First Floor**  
Floor area 73.4 m<sup>2</sup> (790 sq.ft.)

**Second Floor**  
Floor area 49.8 m<sup>2</sup> (536 sq.ft.)

**TOTAL: 232.4 m<sup>2</sup> (2,502 sq.ft.)**

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