



**WHITEHORNES**

Buy. Sell. Let. Relax!

0114 268 8533  
info@whitehorns.com  
www.whitehorns.com

224 Psalter Lane, Brincliffe

Sheffield

Guide Price £675,000 - £695,000

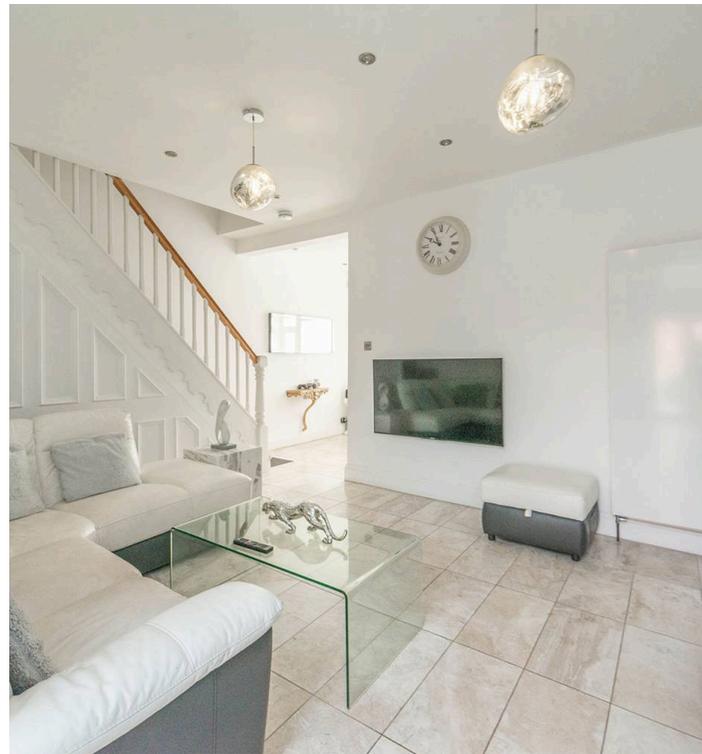
# 224 Psalter Lane

Brincliffe, Sheffield

An incredibly rare opportunity has arisen to purchase this truly breathtaking seven double bedroom, four bathroom, bay windowed, period Victorian, stone fronted residence. Offering a unique internal layout that delivers flexibility to suit a range of buyers including the growing family, those looking to co-habit with relatives or seeking a business venture via letting out the architect designed extended side, fully self contained two double bedroom apartment. With three super spacious and light floors of accommodation that total a jaw dropping 2,656 sq together with a double front driveway, private rear elevated sunny garden and some truly impressive views towards Ecclesall and Ranmoor. Standing in this proud position on one of Sheffield's most iconic residential roads within the very heart of ultra popular Brincliffe towards the south west of the city, number 226 falls within catchment for excellent local schools.

Council Tax band: C Tenure: Leasehold

- INCREDIBLE SEVEN DOUBLE BEDROOM FOUR BATHROOM STONE FRONTED VICTORIAN FAMILY HOME
- FULLY SELF CONTAINED TWO DOUBLE BEDROOM EXTENDED APARTMENT ACROSS THREE FLOORS
- PERFECT FOR THE GROWING FAMILY AND THOSE LOOKING TO CO-HABIT WITH A DEPENDANT RELATIVE OR OLDER CHILDREN
- WITH THREE SUPERB FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 2,656 SQ FEET
- EXCELLENT SCHOOLING CATCHMENTS AVAILABLE INCLUDING GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- AMPLE OFF ROAD DRIVEWAY TO THE FRONT PRIVATE REAR SUNNY GARDEN AND STUNNING VIEWS





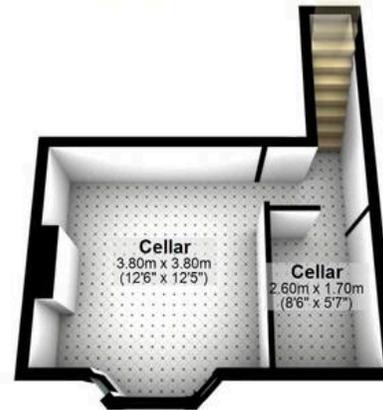


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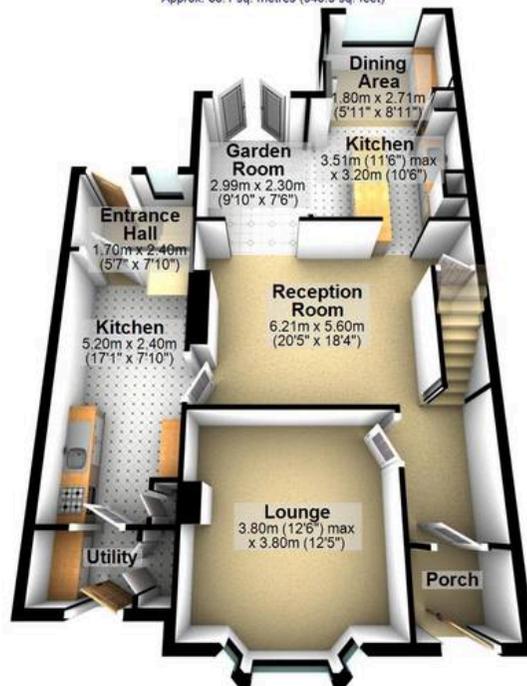
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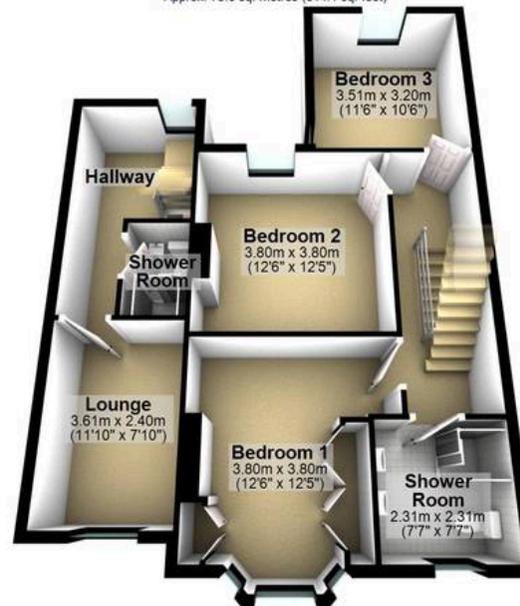
**Cellar**  
Approx. 23.8 sq. metres (256.3 sq. feet)



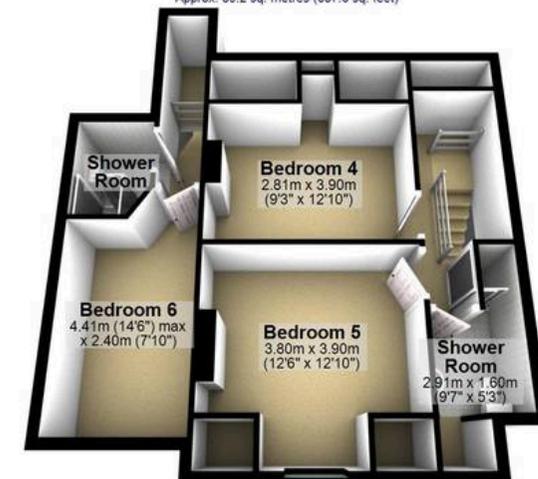
**Ground Floor**  
Approx. 88.1 sq. metres (948.5 sq. feet)



**First Floor**  
Approx. 75.6 sq. metres (814.1 sq. feet)



**Second Floor**  
Approx. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 246.8 sq. metres (2656.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.