







51 Sandygate Park

Sandygate • Sheffield • S10 5TZ

Guide Price £625,000 - £650,000

A generous 4 bedroom detached house standing in generous gardens adjoining Hallamshire Golf Course. The property is located on a sought after cul de sac and offers flexible living accommodation, has a conservatory, uPVC double glazing, gas central heating with a combination boiler, double driveway and double garage. The accommodation comprises: Generous entrance porch. Entrance hallway, cloak room with access to the garage and W.C in white. L shaped living and dining room, feature fireplace with coal effect electric fire, picture window creating a light and airy feel and French doors leading to the gardens. Sitting room with a picture window and glazed door leading into a conservatory with French doors to the garden. Dining kitchen having a range of cream shaker style units with contrasting worktops, hob, extractor, oven, microwave, integrated dishwasher, fridge and freezer. Open plan staircase to the first floor landing with store cupboard and access to the roof space. Bedroom 1 with fitted wardrobes. Bedrooms 2 and 3 both overlook the rear garden and golf course. Bedroom 4. Bathroom having a white suite with separate shower cubicle and fully tiled. Lawn front garden with shrubs and bushes. Double driveway to an attached double garage with electric roll up door. To the rear of the property is a York stone patio, lawn, established trees, a variety of shrubs and bushes and stone boundary wall adjoining the golf course with lovely views. Sandygate Park is extremely sought-after, being well-placed for local shops and amenities, restaurants, cafes, highly regarded schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.



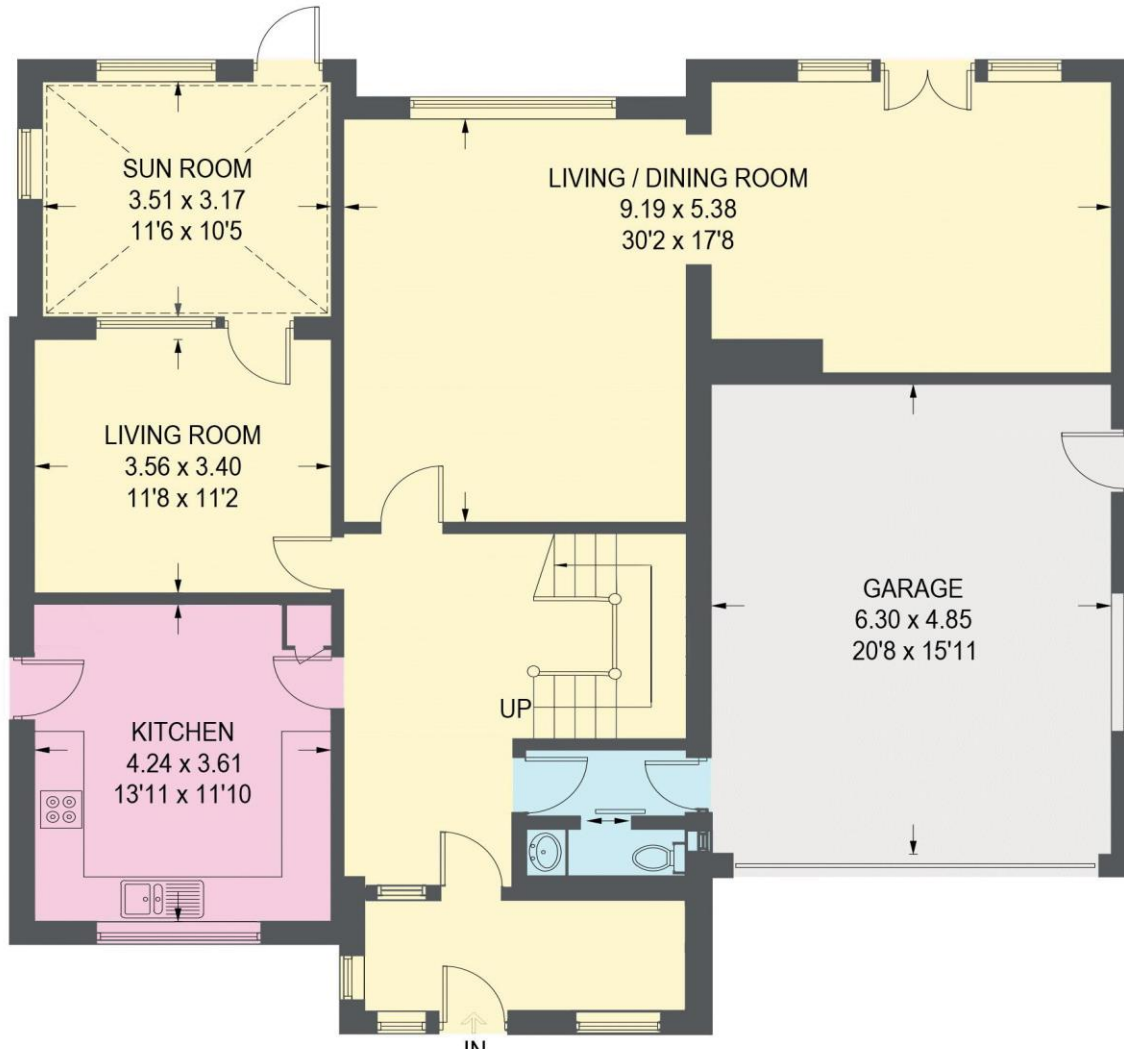


- 4 Bedroom Detached
- Adjoins Hallamshire Golf Course
- Generous Established Gardens
- Double Garage With Electric Door
- Conservatory
- Sought After Cul De Sac
- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Excellent Amenities & Transport Links
- Freehold

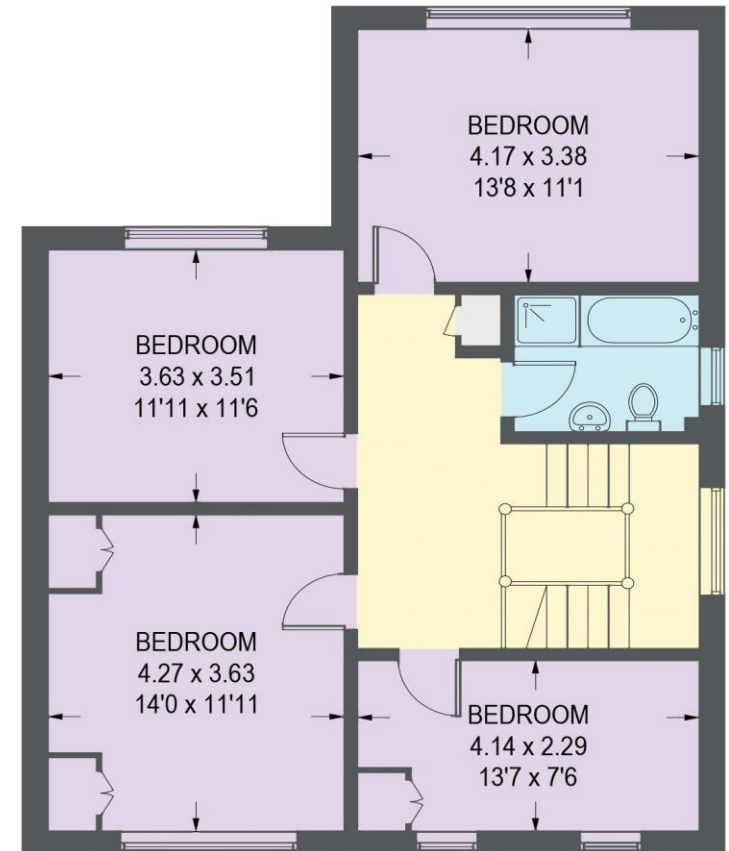


51 SANDYGATE PARK

APPROXIMATE GROSS INTERNAL AREA = 218.8 SQ M / 2355 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
144.9 SQ M / 1560 SQ FT



FIRST FLOOR = 73.9 SQ M / 795 SQ FT

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



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