





51 Pinner Road

Hunters Bar • Sheffield • S11 8UG

Guide Price £325,000 - £350,000

An impressive, spacious 3-bedroom Victorian style bay windowed family home, retaining many period features. Light and airy accommodation arranged over 3 floors to include modern kitchen and bathroom, log burning stove, cellar, and attractive, private enclosed rear garden. Stylishly presented in modern tones and featuring double glazing and combination gas central heating. A side entrance lobby leads to a stylish bay fronted lounge with focal exposed brick chimney housing a log burning stove upon a stone hearth. A rear facing dining room accesses the cellar and open plan kitchen fitted with a generous array of solid wood dusted moss wall and base units finished with granite worktops. Integrated appliances include Bosch oven, gas hob and extractor, fridge freezer, and Neff dishwasher. Stairs rise to the first floor comprising of 2 lovely, presented bedrooms. A spacious front facing master bedroom with bespoke wardrobes and generous walk-in closet. A rear facing bedroom/study overlooks the garden. A fully tiled family bathroom fitted with underfloor heating offers a 3-piece white suite incorporating overhead shower and heated towel rail. The second floors creates a third light and airy double bedroom featuring wall to wall bespoke wardrobes built into the eaves with further storage. Externally is a forecourt to the front with communal passageway leading to an enclosed rear garden. A private space featuring stone patio and raised artificial lawn bordered with wooden sleepers and established planting, creating a perfect space to unwind or entertain. Pinner Road is an extremely popular road, well-served by local shops and amenities in Sharrow Vale, Hunters Bar, and Ecclesall Road, as well as highly regarded schools, recreational facilities including Endcliffe Park and The Botanical Gardens, public transport, and access links to the city centre, train station, universities, hospitals, and the Peak District.





- Victorian Style Terraced House
- Retaining Period Features
- 3 Bedrooms & Bespoke Furniture
- Modern Kitchen & Bathroom
- Sought After Location in Hunters Bar

- Stylishly Presented Throughout
- Private, Enclosed Rear Garden & Outhouse
- No Chain
- Leasehold 800 years 25/03/1910 £2.50 pa
- Council Tax band B





51 PINNER ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.4 SQ M / 995 SQ FT

CELLAR = 18.3 SQ M / 197 SQ FT

TOTAL = 110.7 SQ M / 1192 SQ FT



CELLAR
18.3 SQ M / 197 SQ FT

GROUND FLOOR
37.7 SQ M / 406 SQ FT

FIRST FLOOR
36.7 SQ M / 395 SQ FT

SECOND FLOOR
18.0 SQ M / 194 SQ FT

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



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