











## 22 Stone Delf

Fulwood • Sheffield • S10 3QX

Guide Price at £625,000 to £650,000

An attractive 1920's 4-bedroom semi-detached house in Fulwood measuring an impressive 1,569 sq. ft. Deceptively spacious family home located on a popular treelined road, which offers potential to further extend or develop, all subject to necessary consents. Benefits from gas central heating with a combination boiler, double glazing, driveway, garage and outhouse. A beautiful family home with reputable schools in catchment. The property enters through a tiled porch and internal door into a welcoming hallway complemented by herringbone Karndean floor, providing useful cloakroom storage. There are 2 reception rooms, a homely bay fronted lounge complete with modern log effect gas fire and contemporary surround. Overlooking the garden offering a pleasant outlook is a spacious, extended, flexible dining room, fitted with sliding patio doors and roof Velux window. The kitchen is equipped with medium oak units, matching worktops and integrated appliances include Rangemaster oven, slimline dishwasher and fridge with separate utility space located in outhouse. The first floor comprises 2 good sized double bedrooms and a cheerful smaller third bedroom ideal for a child or study. The family bathroom provides a modern white suite, shower enclosure and separate WC. Stairs lead to the second floor creating a further double bedroom presented in a neutral palette, with grey carpet and front facing Velux window. The property lies between attractive front and rear gardens complete with block paved driveway leading to the garage. To the rear of the property is a generous lawn, bordered by established planting, decked terrace and stone patio, ideal for entertaining or relaxing. Stone Delf is an extremely popular tree-lined road, well-served by local shops and amenities, very popular schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.









- Attractive 1920's Semi-Detached House
- Measuring an 1,569 sq.ft
- Extremely Popular Tree-Lined Road in S10
- 4 Bedrooms & Modern Bathroom
- 2 Spacious Reception Rooms
- Fabulous Potential To Extend & Develop
- Attractive Enclosed Rear Garden
- Driveway, Garage & Outhouse
- Leasehold 999 years from 1930 Approx £18 pa
- Council Tax Band D, EPC Rating D

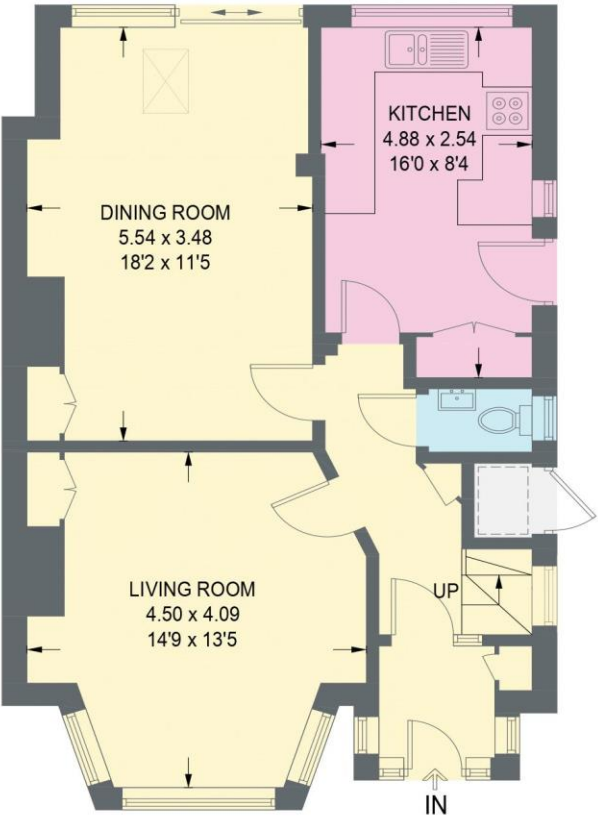






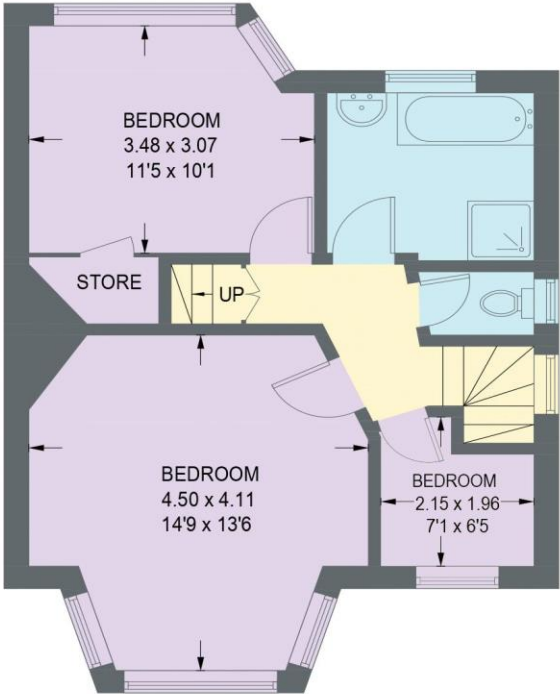
# 22 STONE DELF

APPROXIMATE GROSS INTERNAL AREA = 132.2 SQ M / 1423 SQ FT  
GARAGE = 13.6 SQ M / 146 SQ FT  
TOTAL = 145.8 SQ M / 1569 SQ FT

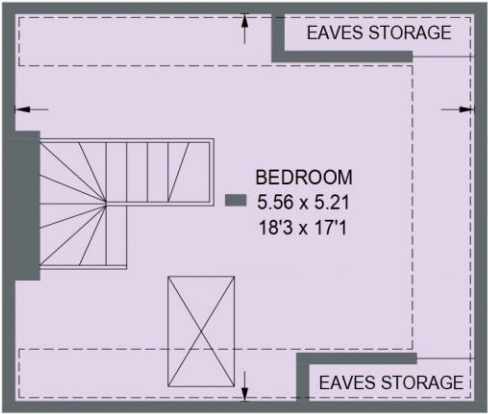


**GROUND FLOOR**  
**58.6 SQ M / 631 SQ FT**

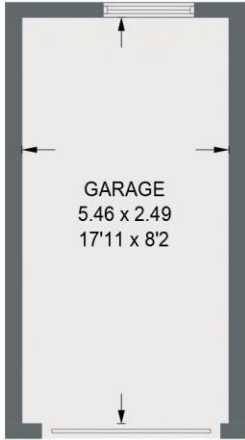
[ ] = REDUCED HEAD HEIGHT BELOW 1.5M



**FIRST FLOOR**  
**44.7 SQ M / 481 SQ FT**



**SECOND FLOOR**  
**28.9 SQ M / 311 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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