







271 Upperthorpe

Sheffield • South Yorkshire • S6 3NG

Guide Price £595,000 - £625,000

A fabulous 4-bedroom, 3-bathroom Victorian semi-detached property offering superb potential with lower-level annex, complete with separate entrance, ideal for business use or blended families. A spacious property measuring an impressive 2923 sqft, arranged over 4 levels, filled with original features, period charm and bespoke design. Viewing is essential to fully appreciate the size and potential of this property. The property enters into an impressive hallway complemented by Amtico flooring leading through to an elegant lounge, presented in beautiful decor matched with open coal effect gas fire and Victorian tiled surround. To the rear of the property is a spacious dining room styled in modern tones, electric stove and double doors through to a quarry tiled garden room providing Juliet balcony overlooking the garden and adjoining an open fronted balcony. The bespoke kitchen is fitted with solid maple units, granite worktops and a range of integrated Bosch appliances and Rangemaster oven. The first-floor features 3 good sized double bedrooms incorporated an original feature fireplace in the front facing bedroom and in the master bedroom is a generous array of made to measure fitted wardrobes and dressing table. The family bathroom is equipped with a traditional suite, separate shower enclosure, heated towel rail and finished with nautical tiling. Stairs rise to the second floor offering a further spacious double bedroom providing generous storage within the eaves, a separate shower room and utility store, housing the washing machine, tumble dryer and water tank. From the entrance hall stairs descend to an impressive lower level which has been granted permission to operate as a business, providing 3 good sized versatile rooms, wet room and garden room creating a separate entrance from the rear of the property. This also offers fabulous potential to develop into a self-contained annex, all subject to necessary planning consents. A gated driveway provides off street parking for multiple vehicles leading to a detached garage and rear garden designed with attractive stone patio, partial lawn and established planting. Upperthorpe is ideally located close to reputable local schools, shops, bars, pubs, cafes and restaurants in Crookes and Broomhill. There are excellent transport links to the city centre and is close to the universities and hospitals.





- Fabulous Stone Fronted Semi Detached
- 4 Good Sized Bedrooms & 3 Bathrooms
- Original Features & Period Charm
- Measuring an Impressive 2923 sqft
- Stunning Interior Throughout
- Superb Potential on Lower Level
- Attractive Rear Garden & Patio
- Gated Driveway & Detached Garage
- Freehold
- Council Tax Band C, EPC Rating D

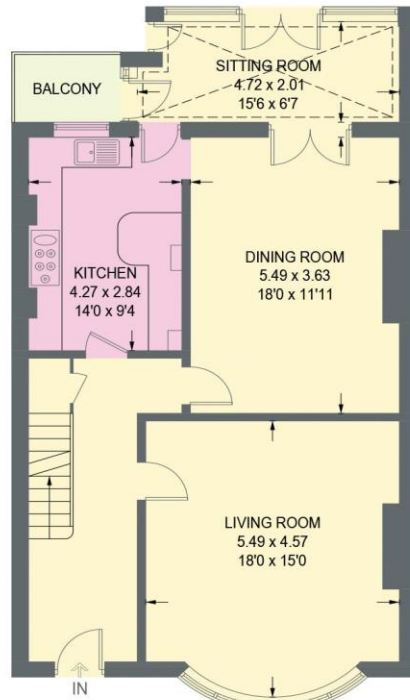
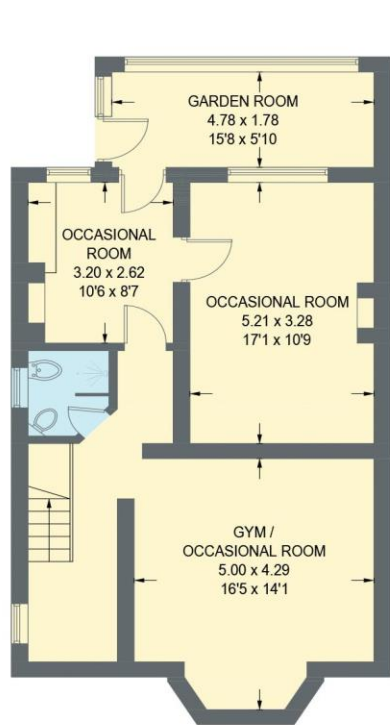


271 UPPERTHORPE

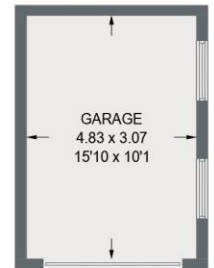
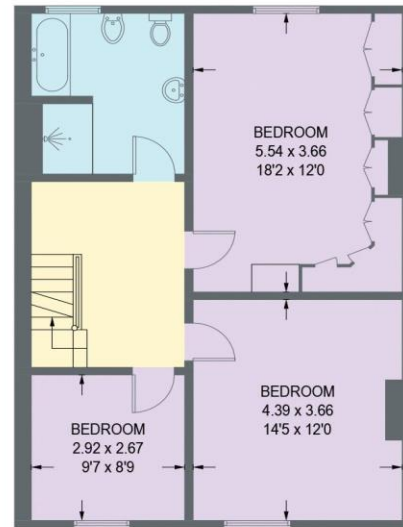
APPROXIMATE GROSS INTERNAL AREA = 256.8 SQ M / 2764 SQ FT
(EXCLUDING EAVES)

GARAGE = 14.8 SQ M / 159 SQ FT

TOTAL = 271.6 SQ M / 2923 SQ FT



= Reduced headroom below 1.5m / 5'0"



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868