







100 Prospect Road

Bradway • Sheffield • S17 4JE

Guide Price £350,000 - £365,000

Refurbished by current owner to create a deceptively spacious 3 double bedroom detached family home in Bradway. Beautiful, modern interior with a fantastic kitchen, well-kept gardens, and an integral garage. Potential to extend, subject to any necessary consents. The ground floor features a generously proportioned front facing lounge presented in modern grey tones and made to measure blinds. Overlooking the rear garden with a pleasant outlook is a versatile dining kitchen fitted with contemporary matte, two tone wall and base units, contrasting worktops and a range of integrated Neff appliances. Adjoining is a useful utility room creating further storage, complete with a ground floor WC and internal access to the garage, housing the Vaillant combination boiler. Offering potential to further develop into living space or create a 2nd storey extension, all subject to necessary consents. The first floor comprises three double bedrooms, all presented in modern décor and carpet. The wardrobes are available as part of the sale. The shower room incorporates rainfall shower, vanity hand wash basin and heated towel rail. The first-floor landing provides access to a partially boarded loft space equipped with integral ladder. Externally, a driveway lies alongside an attractive front garden enclosed by fencing. At the rear is a landscaped rear garden designed with partial lawn and patio, ideal for outdoor dining and entertaining. Prospect Road is well-placed for local shops and amenities, great schools, recreational facilities and easy access links to the city centre, universities, hospitals, motorway, Dore Train Station and the Peak District.





- Detached Family Home in Bradway, S17
- Refurbished by Current Owner
- 3 Double Bedrooms
- Beautiful Interior - A Must See
- Modern Kitchen

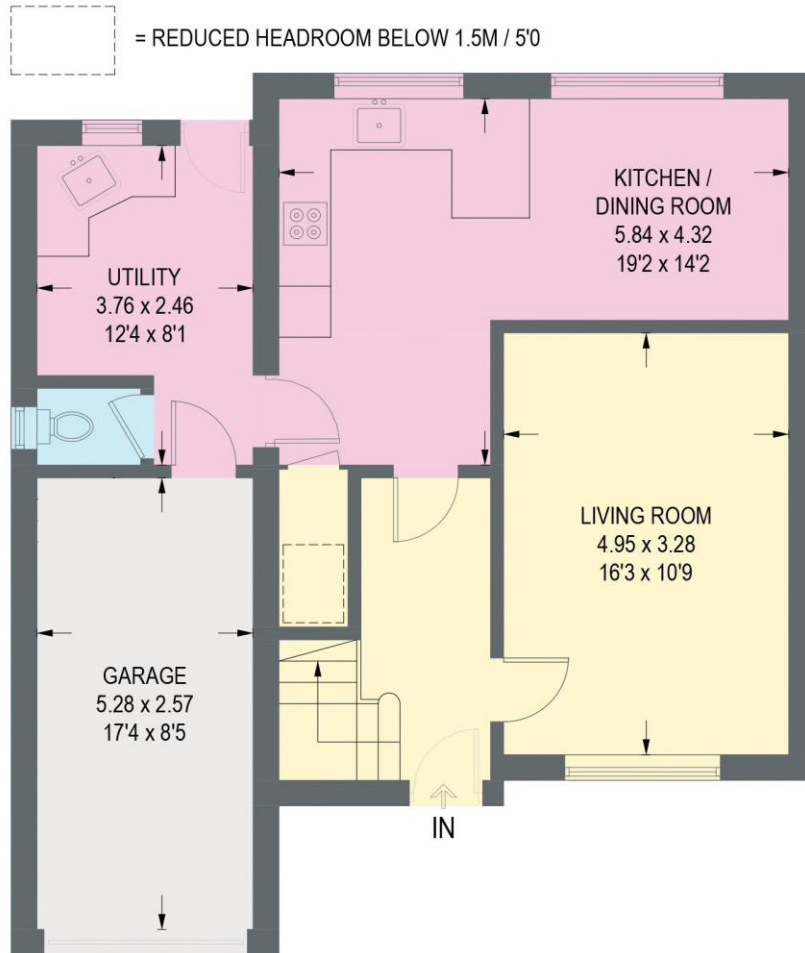
- Excellent Local Amenities & Transport Links
- Attractive Front & Rear Gardens
- Driveway & Integral Garage
- Leasehold 200 yrs from 27/01/73. Ground Rent £30 pa
- Council Tax Band D, EPC Rating C



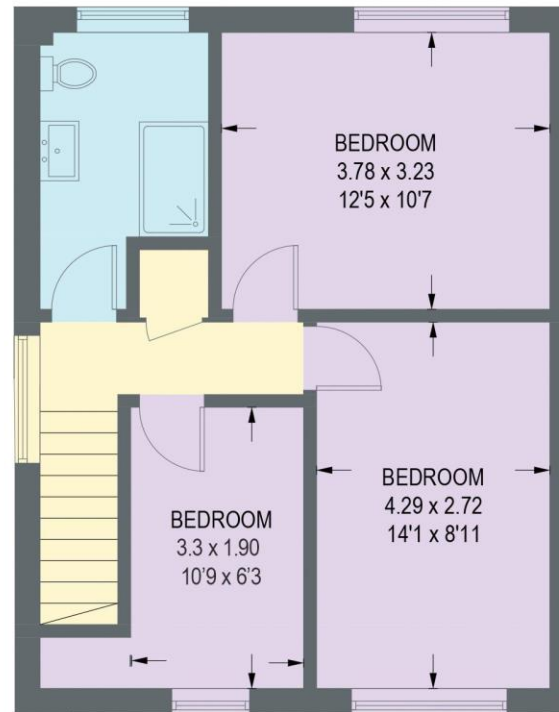


100 PROSPECT ROAD

APPROXIMATE GROSS INTERNAL AREA = 114.7 SQ M / 1235 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
71.6 SQ M / 771 SQ FT



FIRST FLOOR
43.1 SQ M / 464 SQ FT

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



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