







49 Thorpe House Rise

Sheffield • South Yorkshire • S8 9NN

Guide Price £300,000 - £320,000

Refurbished by the current owners is a 3 bedroom, extended semi-detached family home offering fabulous potential to further extend, subject to necessary consents, with drawings in place for a dormer loft conversion. Beautifully presented with a modern interior, driveway, and attractive landscaped rear garden. Benefits from combination gas central heating and double glazing. Attractive views at the rear. The ground floor features a cosy bay fronted lounge styled in a warm, neutral palette and features an electric stone effect fire within a contemporary surround. The extended L shaped dining kitchen overlooks the rear garden and is filled with natural light. The kitchen is fitted with a range of white shaker style units, wood effect worktops and tiled splashbacks. Integrated appliances include a Hotpoint oven, gas hob and dishwasher with space for further appliances. The dining area leads through to a rear porch providing a WC and access to the garden. The first floor has two beautifully presented double bedrooms decorated with modern tones, carpet and made-to-measure blinds, with a further third bedroom, smaller in size, ideal for a child or home office. A stylishly tiled family bathroom is equipped with 3-piece white suite, overhead shower and heated towel rail. The loft space is partially boarded with ladders and lighting, housing the recently installed combination boiler. Externally, a block-paved driveway provides off street parking with private enclosed rear garden. A safe, family outdoor space designed with decking, attractive stone patio, landscaped lawn and established planting. Thorpe House Rise is located close to both Meersbrook and Graves parks, Woodseats shopping parade with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.





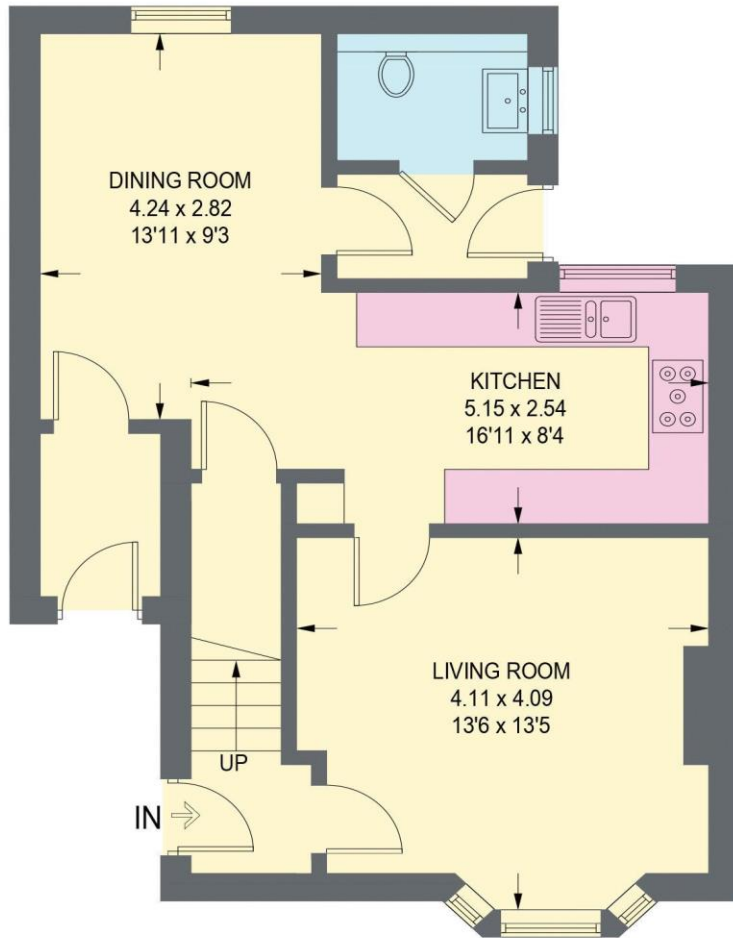
- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Spacious Dining Kitchen with Integrated Appliances
- Cosy Lounge & Feature Fireplace
- Landscaped, Enclosed Rear Garden
- Close to Both Meersbrook and Graves Parks
- Beautiful Fitted Kitchen
- Block-Paved Driveway
- Lease 1000 years from 24 June 1933 - GR £8pa



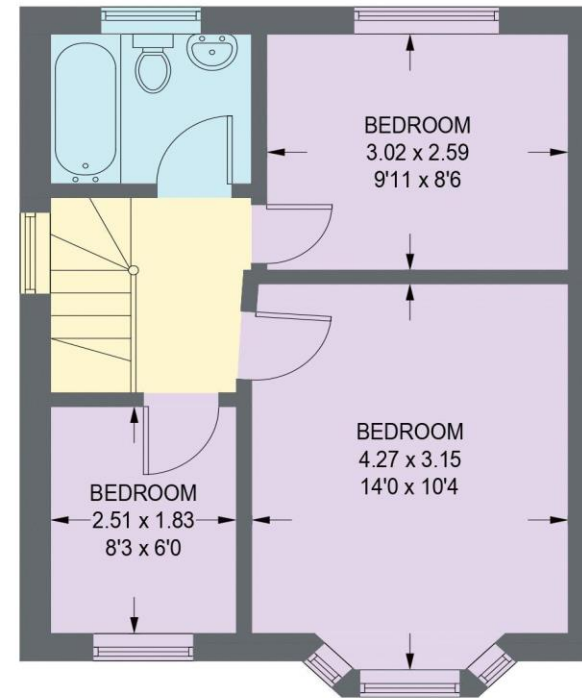


49 THORPE HOUSE RISE

APPROXIMATE GROSS INTERNAL AREA = 87.3 SQ M / 939 SQ FT



GROUND FLOOR
52.7 SQ M / 567 SQ FT



FIRST FLOOR
34.6 SQ M / 372 SQ FT

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

(IDMRP2025)



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