









## 74 Brighton Terrace Road

Crookes • Sheffield • S10 1NU

£375,000

An attractive stone fronted end terrace property, close to the heart of Crookes. Offering over 1500 sq ft of spacious accommodation arranged over 4 levels, with the benefit of a versatile basement conversion, which could be used as a self contained dependent relative annexe or ideal work from home space. The property has recently undergone full refurbishment to an exceptionally high standard, and is finished with modern fixtures and fittings, which complement the original period features retained and neutral Farrow and Ball decor. Offered to the market with no onward chain. A side facing entrance door opens to into the reception lobby, the living room is superbly proportioned with a large bay window, stripped floorboards and a Clearview wood burning stove. To the rear is the dining kitchen fitted with a range of modern wall and base units, with electric oven, gas hob and space for other appliances. Original fitted pine cupboards, ample space for a dining table and wall mounted Vaillant ecoFit Pure 830 installed in October 2024. The basement was converted in 2008 by local company AB basements and has a bedroom at the front with living room at the rear and French doors opening to the garden. There is a w.c with space and plumbing for a washing machine, potential is offered to turn the w.c into a shower room and provide a completely self contained apartment if required. On the 1st floor are 2 double bedrooms and a recently installed bathroom with a suite in white comprising bath with shower over, w.c, wash hand basin and stylish tiling to the wet areas. On the 2nd floor is a large double bedroom which (subject to the necessary consents) could be split into 2 bedrooms. There is a stylish en-suite shower room with shower cubicle, w.c and wash hand basin. There are superb views to the rear, particularly from the side window and rear velux on the 2nd floor which enjoy a stunning, panoramic view over the city. Outside to the front is a small garden and a path at the side leads to a lovely rear garden with York stone patio, level lawn beyond and useful brick built store.

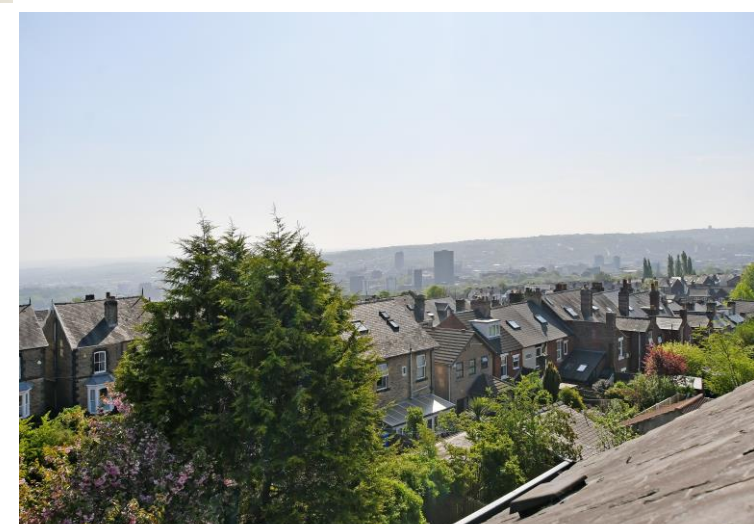






- Stone Fronted End Terrace
- 4 Double Bedrooms
- 2 Bathrooms
- Over 4 Levels
- Versatile Basement

- Modern GCH And Double Glazing
- Period Features
- No Onward Chain
- Freehold
- EPC - tbc



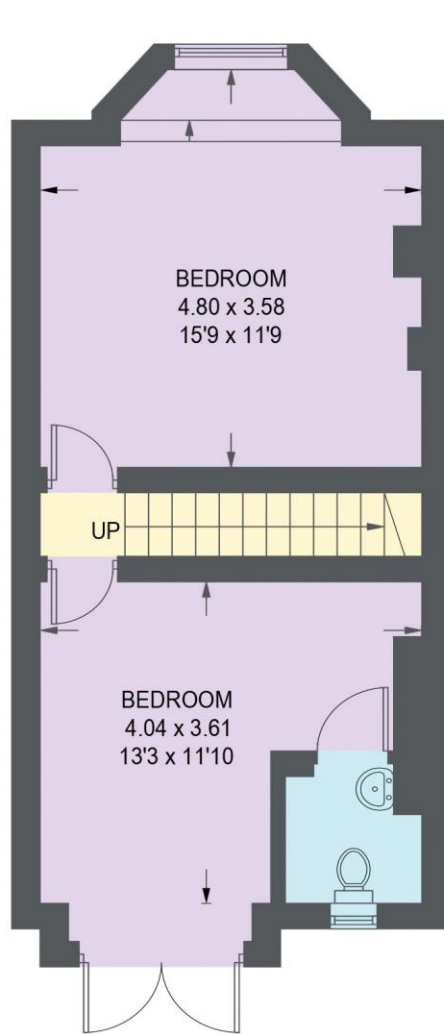




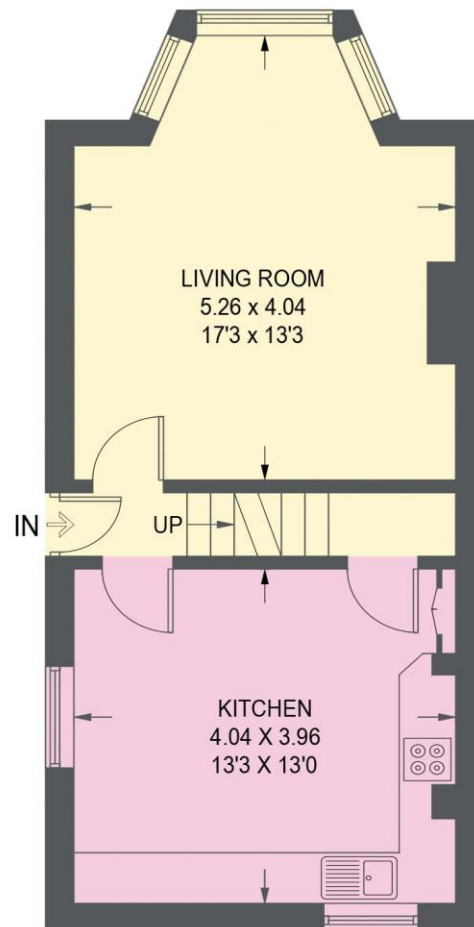


# 74 BRIGHTON TERRACE ROAD

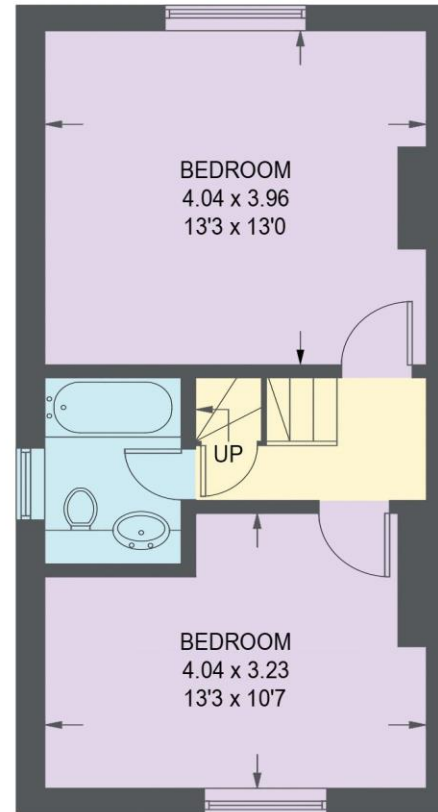
APPROXIMATE GROSS INTERNAL AREA = 143.5 SQ M / 1545 SQ FT



**LOWER GROUND FLOOR**  
39.2 SQ M / 422 SQ FT



**GROUND FLOOR**  
38.9 SQ M / 419 SQ FT



**FIRST FLOOR**  
36.2 SQ M / 390 SQ FT



**SECOND FLOOR**  
29.2 SQ M / 314 SQ FT

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





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