







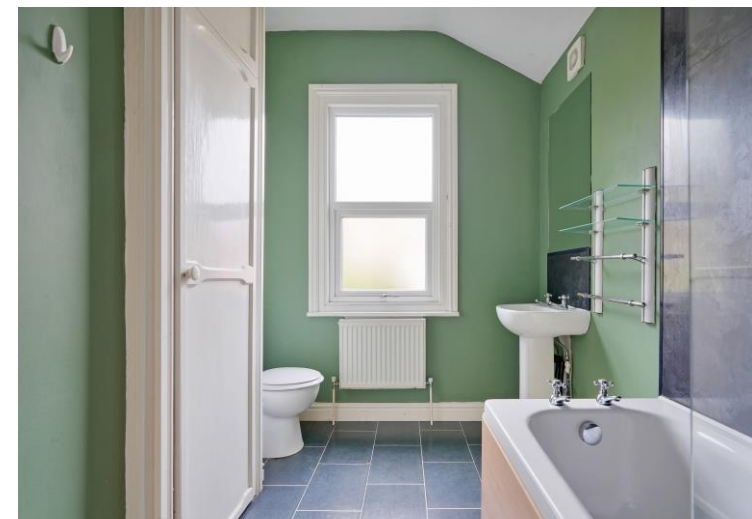
20 Guest Road

Hunters Bar • Sheffield • S11 8UJ

Guide Price £315,000 - £330,000

Within a short walk of trendy Sharrow Vale and Endcliffe Park is a spacious 3-bedroom Victorian terrace with additional space over the passageway. Light and airy accommodation arranged over 3 floors with the benefit of gas central heating with a combination boiler and double glazing. Enclosed rear garden with a south facing aspect. Available with no onward chain. A side entrance and lobby leads to a bay fronted lounge with a period style open coal effect gas fire, coving, and neutral carpet. An open plan design in the dining room and off-shot kitchen creates a versatile living space, ideal for dining, with cellar access. The kitchen is fitted with a range of gloss units, contrasting worktops and an integrated electric oven and gas hob, which are included in the sale. An adjoining utility area provides space for a freestanding washing machine, tumble dryer, and a fridge freezer, which are all available by separate negotiation. The first-floor has a front facing double bedroom with an ornate period fireplace and a useful under stairs closet for storage. Overlooking the rear garden is a further good sized double bedroom, designed in pastel tones and a neutral carpet. The off-shot bathroom is equipped with modern 3-piece white suite, overhead shower, and storage cupboard. Stairs rise to a spacious double bedroom on the second level with dual aspect Velux windows and providing useful storage within the eaves. Offers potential to develop with dormer and/or en-suite, subject to necessary consents. A fully enclosed, south facing private outdoor space has been designed with seating/entertaining area and established planting to soften the borders. Guest Road is an extremely popular road, well-served by local shops and amenities in Sharrow Vale, Hunters Bar, and Ecclesall Road, as well as highly regarded schools including Hunters Bar. Recreational facilities including Endcliffe Park and The Botanical Gardens are within close proximity. Convenient, frequent public transport, and easy access links enable the city centre, train station, universities, hospitals, and the Peak District easily accessible.





- Spacious Victorian Terrace House
- 3 Good Sized Double Bedrooms
- Open Plan Dining Room into Kitchen
- Light & Airy Accommodation Over 3 Levels
- Floorspace over Passageway
- Short Walk of Sharrow Vale & Endcliffe Park
- South Facing Rear Garden
- No Chain
- Lease 800 years from 1900 at £2 per annum
- Council Tax Band B, EPC Rating D



20 GUEST ROAD

APPROXIMATE GROSS INTERNAL AREA = 111.6 SQ M / 1201 SQ FT

CELLAR = 16.7 SQ M / 180 SQ FT

TOTAL = 128.3 SQ M / 1381 SQ FT



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

(IDMRP2025)



haus

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

0114 276 8868