

## 115 Lees Hall Road

Sheffield • South Yorkshire • S8 9JL

Guide Price £300,000 - £320,000

An extended 4-bedroom semi-detached house commanding a fabulous woodland backdrop, located on a popular road in Norton Lees. Offering potential to convert the loft and basement or install a balcony like several other properties on the road, subject to any necessary consents. Benefits from combination gas central heating and double glazing. All carpets, curtains and some white goods available as part of the sale. Available with no onward chain. A side door entrance with newly installed solid doors lead through to either the kitchen or a separate entrance lobby fitted with built-in storage, utility space, and a WC. The kitchen features a range of matching units and integrated appliances including an oven/grill, electric hob, and extractor, with further white goods available by separate negotiation. There is also a useful walk-in pantry. The flexible living space is dual aspect offering a fabulous woodland outlook to the rear. Combining 2 adjoining flexible living spaces divided by double doors creating a separation or open plan design. Stairs leads to the first-floor level where a side extension has created a fourth bedroom, currently used as a home office. There are a further three double bedrooms, all presented with modern décor and incorporating wardrobe storage included within the sale. The bathroom is equipped with fully tiled walls, and a modern 3-piece white suite. A partially boarded loft space offers potential to develop and useful storage. Externally, a lower-level terrace provides a seating area to the front of the property with a secure side gate leading to the rear. Land to the rear extends all the way down to the river, however current owners have enclosed a secure family space designed in 3 split levels, creating a zoned terrace which incorporates a covered seating area and partial lawn with woodland backdrop. Offering potential to develop the basement which can be accessed from the garden, creating ideal storage or potential living space, all subject to necessary consents. A driveway provides off street parking for 1 vehicle. Lees Hall Road is an extremely popular road, particularly for the properties backing onto the woods. It is well served by local shops and amenities, schools' recreational facilities, public transport, and links to the city centre, St James shopping, the hospitals, universities, motorway, as well as the Peak District.









- Extended Semi Detached House
- Beautiful Woodland Backdrop
- 4 Bedrooms & Modern Bathroom
- 2 Reception Rooms
- Combination Boiler & Double Glazing
- Rear Garden into Woods
- Driveway
- No Chain
- Lease 800 years 29/09/1948 £5pa
- Council Tax Band B, EPC Rating C

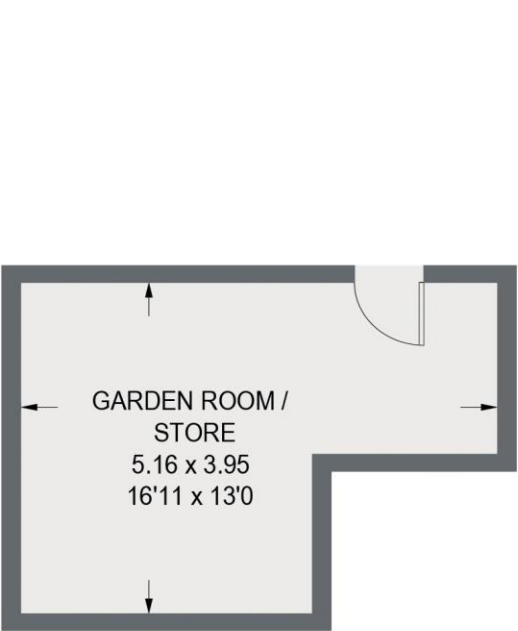




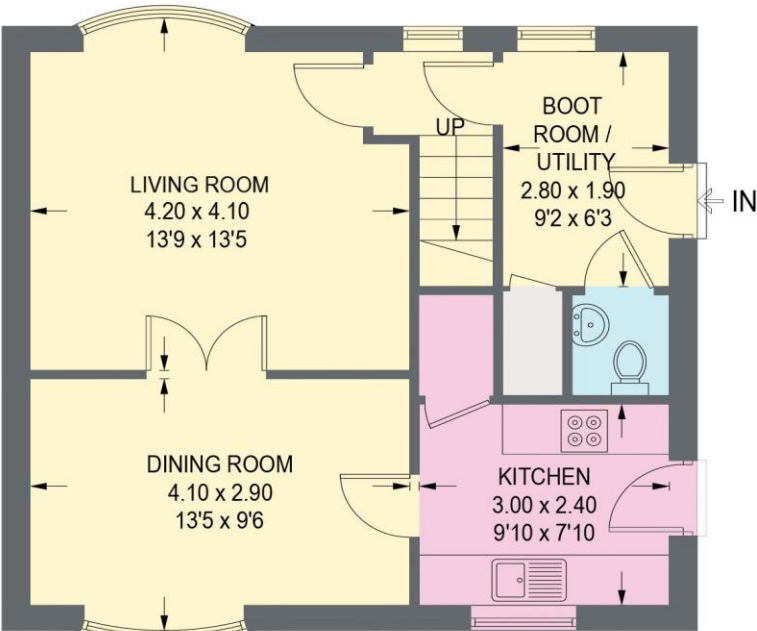


# 115 LEES HALL ROAD

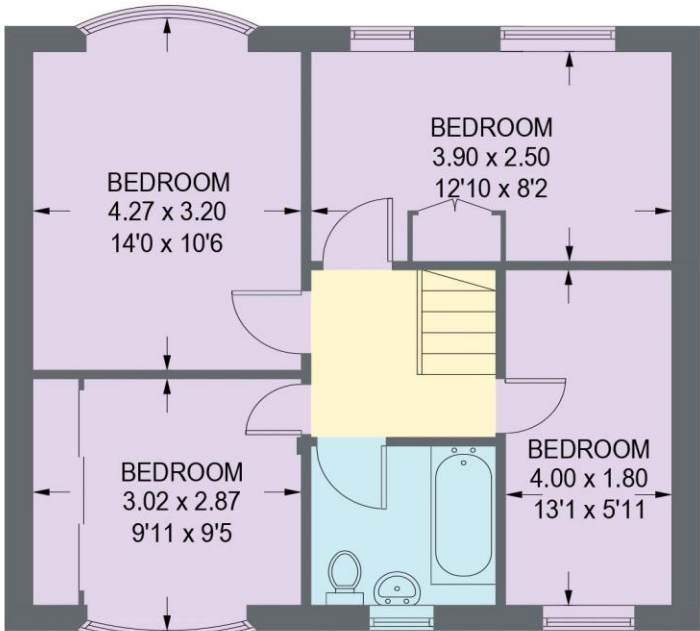
APPROXIMATE GROSS INTERNAL AREA = 99.6 SQ M / 1071.4 SQ FT  
BASEMENT = 16.7 SQ M / 179.3 SQ FT  
TOTAL = 116.3 SQ M / 1250.7 SQ FT



**BASEMENT**  
16.7 SQ M / 179.3 SQ FT



**GROUND FLOOR**  
53.0 SQ M / 570.4 SQ FT



**FIRST FLOOR**  
46.6 SQ M / 501 SQ FT

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

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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