







14 Armthorpe Road

Hangingwater • Sheffield • S11 7FA

Asking Price £325,000

Within walking distance of Bingham Park, located in a sought-after area is a light and airy 3-bedroom mid terrace property. Beautifully presented, well-proportioned accommodation over 3 levels featuring gas central heating, double glazing and private enclosed rear garden. The property enters through a uPVC porch into an attractive living room presented in neutral tones and carpet. The hub of the home is a superb open plan dining kitchen creating a spacious, flexible living space filled with natural light and providing cellar access. A modern shaker style kitchen is topped with solid oak wooden worktops, tiled splashbacks and integrated appliances including Bosch oven, with gas hob and space for further freestanding appliances. Offering a pleasant garden outlook and alternative rear door access. The first floor comprises 2 good sized bedrooms styled in a neutral palette with stylishly tiled bathroom, equipped with 3-piece white suite and chrome heated towel rail. Stairs rise to the second floor creating a generously portioned double bedroom flooded with natural light and far-reaching views courtesy of dual aspect Velux windows. Accessed through a communal passageway is a private, enclosed rear garden predominantly laid to lawn with steps rising to the rear door. Hangingwater is extremely popular, well-placed for local shops and amenities with a growing cafe culture, highly regarded local schools, Bingham Park and Endcliffe Park along with a range of recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.





- 3 Bedroom Mid Terraced Property
- Located in Hangingwater, S11
- Walking Distance of Bingham Park
- Superb Open Plan Dining Kitchen
- Good Sized Bedrooms
- Arranged Over 3 Levels
- Combination Boiler & Double Glazing
- Private, Enclosed Rear Garden
- 800 years 29/09/1897 £9 pa Absent landlord
- Council Tax Band b, EPC TBC

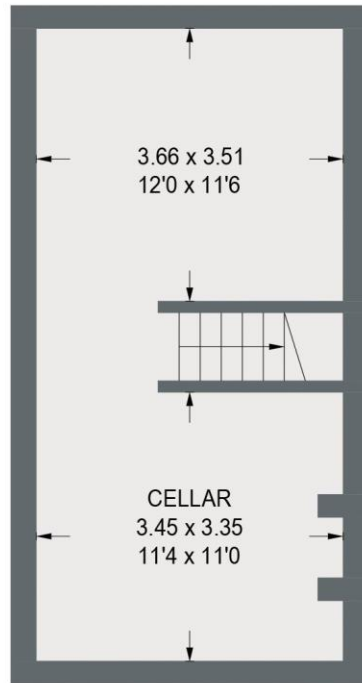


14 ARMTHORPE ROAD

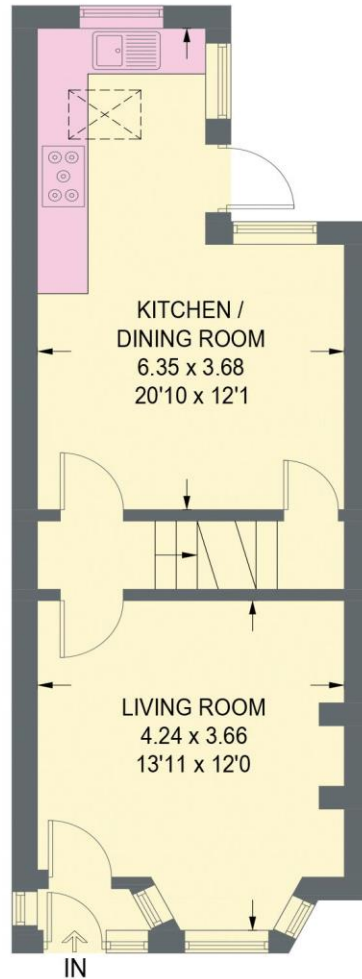
APPROXIMATE GROSS INTERNAL AREA = 99.5 SQ M / 1070 SQ FT

CELLAR = 30.5 SQ M / 328 SQ FT

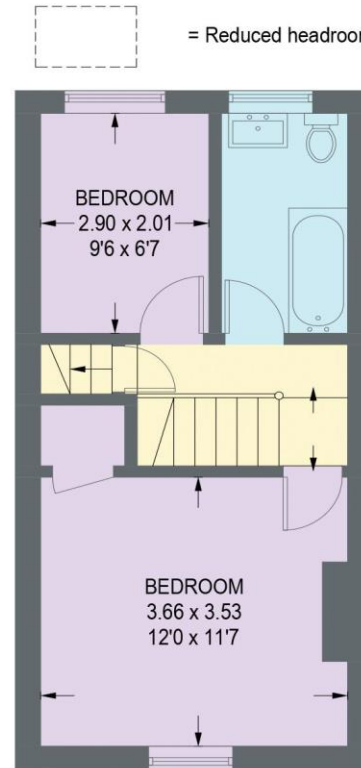
TOTAL = 130.0 SQ M / 1398 SQ FT



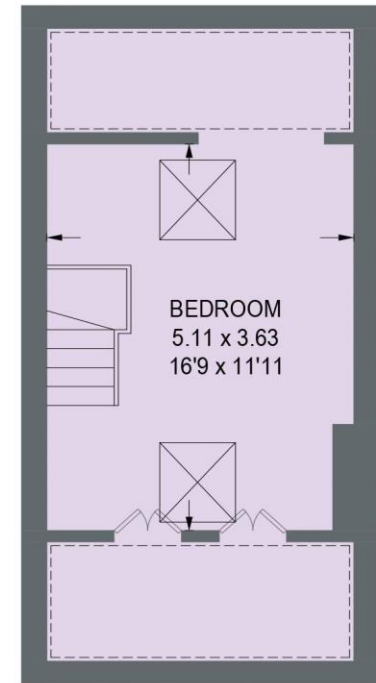
CELLAR
30.5 SQ M / 328 SQ FT



GROUND FLOOR
38.5 SQ M / 414 SQ FT



FIRST FLOOR
30.5 SQ M / 328 SQ FT



SECOND FLOOR
30.5 SQ M / 328 SQ FT

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



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