







175 Edmund Road

Highfield • Sheffield • S2 4EG

Guide Price £200,000 - £220,000

Entirely and sympathetically renovated in 2020, located close to the city centre is this 3/4 bedroom terraced property arranged over 3 floors, offering 2 reception rooms, an off-shot modern kitchen and bathroom, tanked basement room and private south-east facing rear garden. No chain. The ground floor features a bay fronted living room presented in bold, modern tones and exposed brick fire inset. Overlooking the rear garden is a flexible dining area. The tanked basement room creates a fabulous occasional living space / bedroom. The off-shot kitchen is fitted with a range of shaker style units topped with wood effect worktops and tiled splashbacks. Integrated appliances include oven, induction hob and included within the sale is a freestanding dishwasher and washing machine. The first floor comprises of two bedrooms, both neutrally decorated, the double is front facing incorporating a closet. The bathroom houses a 3-piece white suite, partially tiled with glass screen and rainfall shower. Stairs rise to a second floor providing a third spacious bedroom complemented by a dormer window offering views over the city and access to the eaves. Externally accessed via a communal passageway is a private south-east facing garden with no through access, designed with patio, lawn, established planting and outhouse. Edmund Road is perfectly located between Queens Road and Sheffield City Centre offering excellent amenities on the doorstep, as well as great transport links in and around the city centre. Located close to the universities and hospitals.





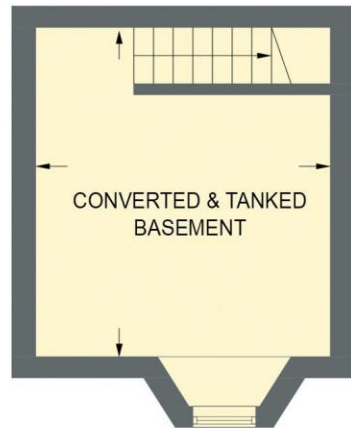
- Bay Fronted Terraced House
- Close to Universities & Hospitals
- 3/4 Bedrooms & Modern Bathroom
- 2 Good Sized Reception Rooms
- Recently Converted & Tanked Basement Room
- Shaker Style Kitchen & Separate Dining Area
- Entirely Renovated In 2020
- Private South East Facing Rear Garden
- Freehold
- Council Tax Band A, EPC Rating C





175 EDMUND ROAD

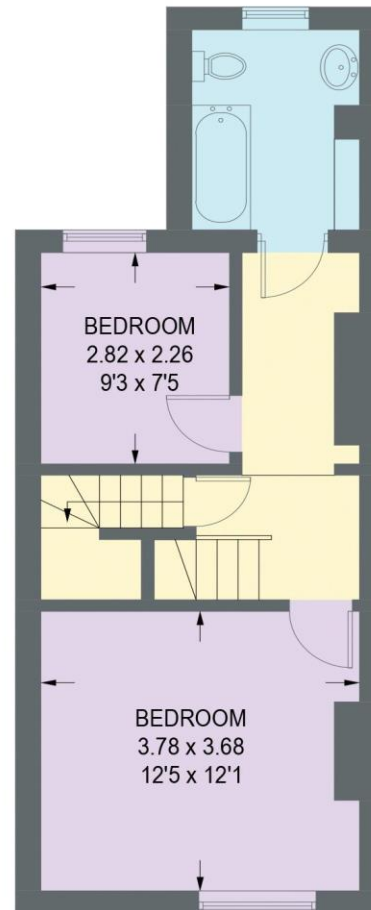
APPROXIMATE GROSS INTERNAL AREA = 113.1 SQ M / 1217 SQ FT



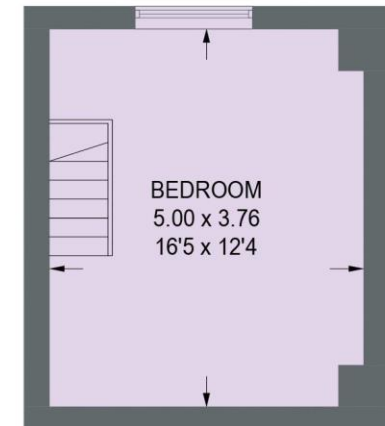
CELLAR
17.4 SQ M / 187 SQ FT
(APPROX)



GROUND FLOOR
39.0 SQ M / 420 SQ FT



FIRST FLOOR
38.0 SQ M / 409 SQ FT



SECOND FLOOR
18.7 SQ M / 201 SQ FT

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



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