







12 Guest Road

Sheffield • South Yorkshire • S11 8UJ

Asking Price £375,000

Within a short walk of the trendy Sharrow Vale and picturesque Endcliffe Park, this spacious 4 bedroom Victorian terrace offers light and airy accommodation arranged over three floors. The property benefits from gas central heating with a combination boiler and double glazing throughout. The enclosed rear garden enjoys a south-facing aspect, ideal for outdoor relaxation. A side entrance and lobby lead into a bay-fronted lounge, decorated in cosy tones and featuring a log burner on a stone hearth, complemented by made-to-measure blinds. The heart of the home is the versatile family dining kitchen, which overlooks the garden. It features contrasting units with wood-effect worktops, an oven, electric hob, dishwasher, washing machine, and tiled splashbacks. The versatile dining area provides further storage and access to the cellar. The main bedroom is spacious, light, and airy, with a closet and built-in storage. The second double bedroom, decorated in neutral tones, overlooks the garden. The contemporary family bathroom comprises a bathtub, walk-in rainfall shower, basin on a floating storage unit, and stylish tiling. The second floor hosts two further double bedrooms, both with Velux windows and generous eaves storage, making excellent use of the restricted space. Outside, a communal passageway leads to an enclosed garden with a stone patio, artificial lawn, and wooden pergola – perfect for outdoor seating. There is also brick-built storage for added convenience. Guest Road is an extremely popular location, well-served by local shops and amenities in Sharrow Vale, Hunters Bar, and Ecclesall Road, as well as highly regarded schools, including Hunters Bar School. Recreational facilities such as Endcliffe Park and the Botanical Gardens are nearby. Frequent public transport and easy access links make the city centre, train station, universities, hospitals, and the Peak District easily accessible.





- 4-bedroom Victorian Terrace
- Short Walk of Sharrow Vale & Endcliffe Park
- Stylish Modern Interior
- Contemporary Bathroom
- Spacious Open Plan Dining Kitchen
- Sought After Location in S11
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Leasehold details TBC
- Council Tax Band B, EPC Rating D

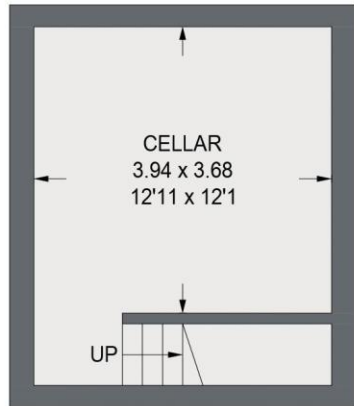


12 GUEST ROAD

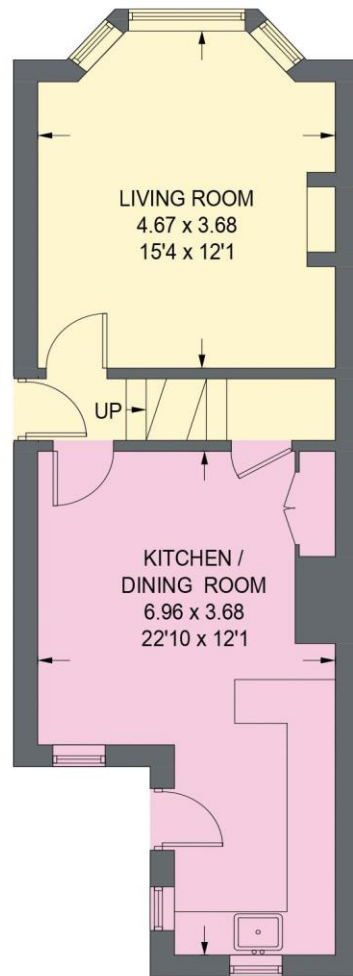
APPROXIMATE GROSS INTERNAL AREA = 113.5 SQ M / 1221 SQ FT

CELLAR = 18.3 SQ M / 197 SQ FT

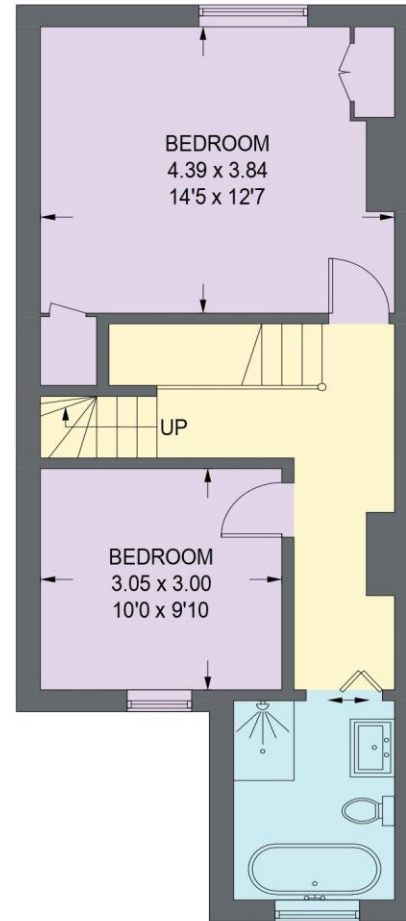
TOTAL = 131.8 SQ M / 1418 SQ FT (EXCLUDING EAVES)



CELLAR
18.3 SQ M / 197 SQ FT

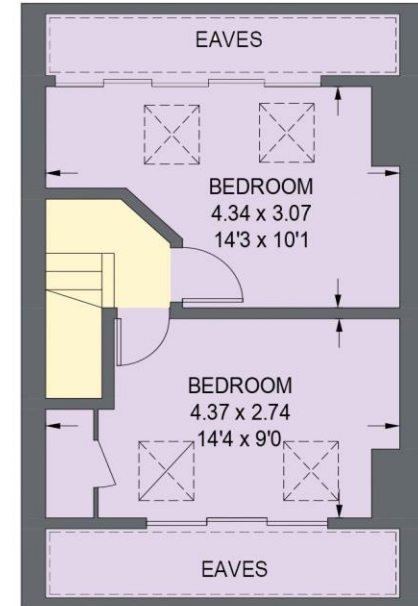


GROUND FLOOR
41.2 SQ M / 443 SQ FT



FIRST FLOOR
46.1 SQ M / 496 SQ FT

= REDUCED HEADROOM BELOW 1.5M / 5'0



SECOND FLOOR
26.2 SQ M / 282 SQ FT

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

(IDMRP2025)



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