







21 Blakeney Road

Crookes • Sheffield • S10 1FD

Guide Price £260,000 - £275,000

A beautifully presented stone-fronted three-bedroom mid-terrace home, offering far-reaching views over the city. This charming property is arranged over three levels and has excellent potential to further develop the cellar (subject to the necessary consents). Featuring gas central heating and double glazing throughout, it combines period character with modern comfort, including a beautiful kitchen and shower room. Freehold. The living room is decorated in cosy, neutral tones and enjoys generous natural light from the large front-facing window. Original storage cupboards and shelving in the alcoves, decorative coving, and a natural carpet create a warm and homely feel. To the rear, the dining kitchen is fitted with Shaker-style units topped with quartz worktops and a Belfast sink enjoying lovely garden and city views. Integrated appliances include an oven, induction hob, washing machine, fridge, and dishwasher. There is also access to the cellar, which offers great potential for development and currently provides excellent storage. On the first floor, you'll find a front-facing double bedroom decorated in a warm neutral palette, with a wooden floor, period fireplace, and walk-in closet. The rear bedroom benefits from open views across the city, and the contemporary shower room features stylish tiling, a rainfall shower, and a floating vanity unit with hand basin. Stairs from the landing lead to the second floor, which houses a further double bedroom or flexible living space. This room has scope to add an en-suite (subject to consents) and features a rear-facing Velux window and access to eaves storage. Outside, there's a front forecourt and a shared passageway leading to the rear garden, which is designed with a lower lawn, a terrace ideal for dining or relaxing, and generous outdoor storage. The open outlook provides wonderful, far-reaching views over the city, a perfect spot to unwind. Crookes is one of Sheffield's most desirable areas, offering a friendly village feel just minutes from the city centre. With excellent local schools, independent cafés, pubs, and shops, it's ideal for families and professionals alike. The area enjoys stunning views, great transport links, and easy access to the Peak District and Bolehills Park — making it a perfect blend of city living and outdoor lifestyle.





- Stone-Fronted 3 Bedroom Terrace in Crookes
- Stunning Far-Reaching City Views
- Beautiful Kitchen with Quartz Worktops
- Modern Shower Room
- Close to Hospitals and University
- Period Character with Modern Comfort
- Forecourt & Rear Garden with Storage
- Cellar with Development Potential
- Freehold
- Council Tax Band A, EPC Rating TBC



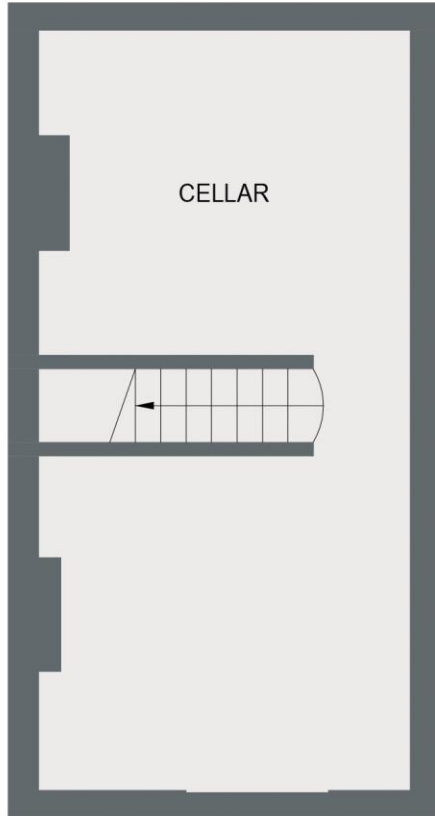


21 BLAKENEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 81.4 SQ M / 876 SQ FT

CELLAR = 30.3 SQ M / 326 SQ FT

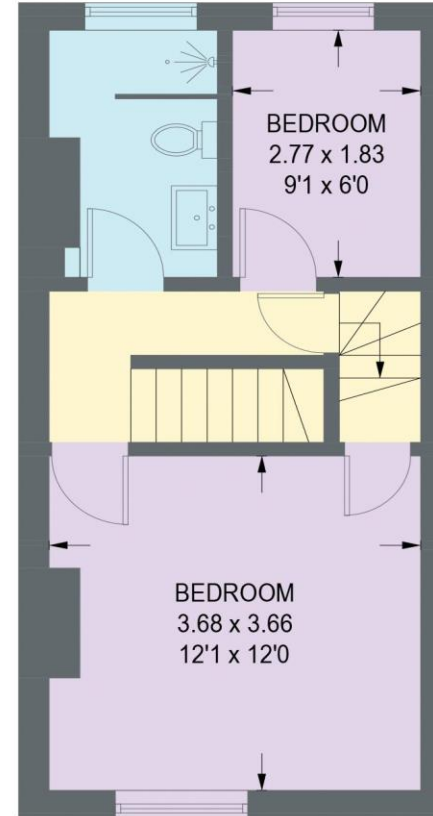
TOTAL = 111.7 SQ M / 1202 SQ FT



CELLAR
30.3 SQ M / 326 SQ FT



GROUND FLOOR
30.5 SQ M / 328 SQ FT



FIRST FLOOR
30.3 SQ M / 326 SQ FT



SECOND FLOOR
20.6 SQ M / 222 SQ FT

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



haus

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

0114 276 8868