







22 Wayland Road

Sharrow Vale • Sheffield • S11 8YE

Guide Price £365,000 - £385,000

Just a stone's throw from trendy Sharrow Vale, this stunning three-bedroom, larger-than-average mid-terraced family home perfectly blends modern style with period charm. Arranged over three spacious levels, it offers a fabulous master suite on the top floor, a cosy lounge, and a light-filled open-plan dining kitchen, the true heart of the home. The property is beautifully presented throughout, with stylish décor, sanded wooden floors, and character features that create a warm and homely atmosphere. The side entrance opens into the open-plan dining kitchen, where neutral tones and generous natural light give a bright, airy feel. Classic wooden units are complemented by solid wood worktops, a double Belfast sink, a Stoves range cooker with induction hob, integrated dishwasher and fridge freezer, and French doors that open out to the garden. There is also access to a useful cellar, which offers potential for development. To the front of the house, the cosy living room features a bay window, log burner, and a reclaimed period fireplace surround, creating a perfect space to relax. On the first floor, there are two crisp and comfortable double bedrooms, one with a feature fireplace and built-in closet, along with a traditional bathroom complete with a freestanding slipper bath, decorative tiled flooring, and a utility cupboard housing the washing machine. The second floor is dedicated to the impressive master suite, a beautiful, private space with high ceilings, bespoke storage, and an old reclaimed workshop door concealing a luxurious en-suite. The en-suite includes a freestanding bathtub, rainfall shower, and elegant tiling, providing a real sense of indulgence. Outside, a communal passage leads to the low-maintenance private garden, designed with entertaining in mind. The space features a terrace area, dry stone walling, raised planters, and attractive planting, offering a peaceful outdoor retreat. Sharrow Vale is one of Sheffield's most sought-after areas, known for its vibrant community and village-like charm. Just off Ecclesall Road, it offers an array of independent shops, cafés, pubs, and restaurants, plus the popular monthly Sharrow Vale Market. With Endcliffe Park and the Botanical Gardens nearby, excellent schools, and easy access to the city centre, it's a perfect spot for families and professionals alike.





- Stylish Mid Terraced Family Home
- Just a Stone's Throw from Trendy Sharrow Vale
- 3 Double Bedrooms & 2 Bathrooms
- Arranged Over 3 Spacious Levels
- Fabulous Master Suite on the Top Floor
- Modern Style with Period Charm
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Tenure TBC
- Council Tax Band B, EPC Rating TBC





22 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.8 SQ M / 1182 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 126.3 SQ M / 1360 SQ FT



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



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