

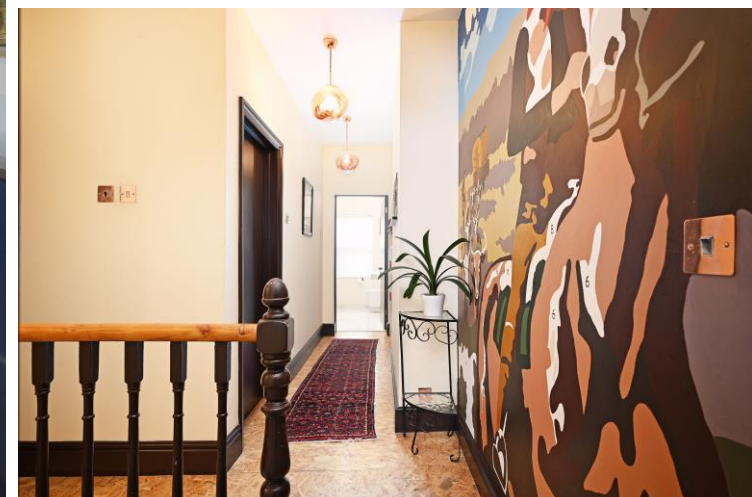




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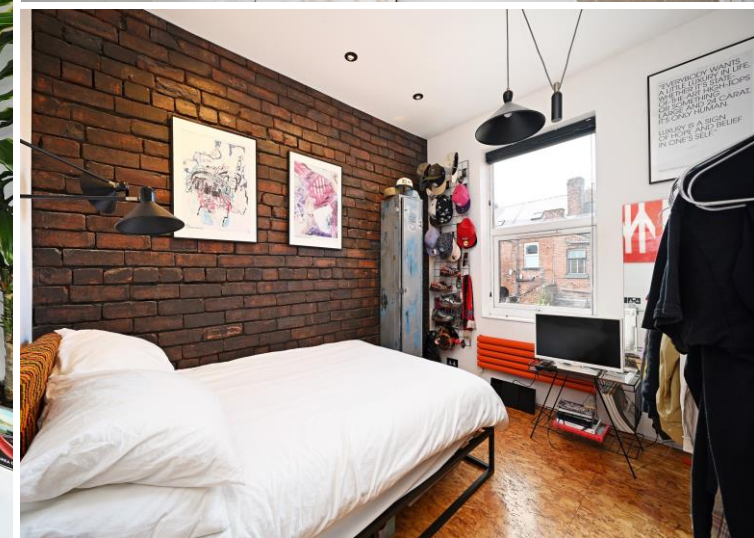
14 Guest Road

Hunters Bar • Sheffield • S11 8UJ

£375,000

A superbly presented, spacious 3 double bedroom mid terrace property. Comprehensively refurbished throughout in recent years by the current owners and stunningly decorated, with bold colours which complement the period features retained. Modern roof, UPVC/aluminium windows, gas central heating boiler installed in December 2024, rewired and replastered, with a modern kitchen and bathroom. On the ground floor a side facing composite door opens into the reception lobby, the living room has a large bay window, stylish feature fireplace with tiled hearth, cork flooring and original coving. The kitchen is open plan to the dining room providing a fantastic family friendly entertaining space and is fitted with a bespoke, hand built plywood kitchen with Corian worktops and splashback. A range of integrated appliances include a double oven, induction hob extractor hood which is externally vented, washing machine, dishwasher and fridge/freezer. Wall mounted Ideal combination boiler and a rear facing door opening to the garden. The dining area has ample space for a large dining table a feature fireplace with tiled hearth and bespoke storage cupboards to the chimney breast recess which matches the kitchen. On the 1st floor the principal bedroom is particularly well proportioned with space over the passageway, cast iron fireplace, with decorative tiled hearth, fitted wardrobes and a useful walk in storage cupboard. The second bedroom is also a double and has a feature exposed brick wall. An inner hallway has bespoke fitted storage and leads to the bathroom is superbly styled with a large walk shower and glass screen, w.c and wash hand basin. Tiling to the wet areas with underfloor heating electrically controlled rooflight and a fitted storage cupboard with electric toothbrush/shaver point. On the 2nd floor is a further superbly proportioned bedroom with painted exposed floorboards and a large rear facing dormer window providing attractive views towards Endcliffe Park with very useful fitted eves storage. Outside to the rear is a landscaped courtyard garden, with reclaimed, handmade terracotta tiles and reclaimed bricks providing sitting out and entertaining space with shrub and plant borders providing colour and feature. Excellent privacy with bespoke fencing and matching gate leading providing security and leading to the passageway. 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.





- Three Bedroom Mid Terrace
- Fully Refurbished
- Superbly Styled
- Modern Gas Central Heating
- UPVC/Aluminium Windows

- Landscaped Courtyard Garden
- Bespoke Fixtures & Fittings
- Viewing Essential
- Leasehold 800 years from 1900
- EPC - tbc





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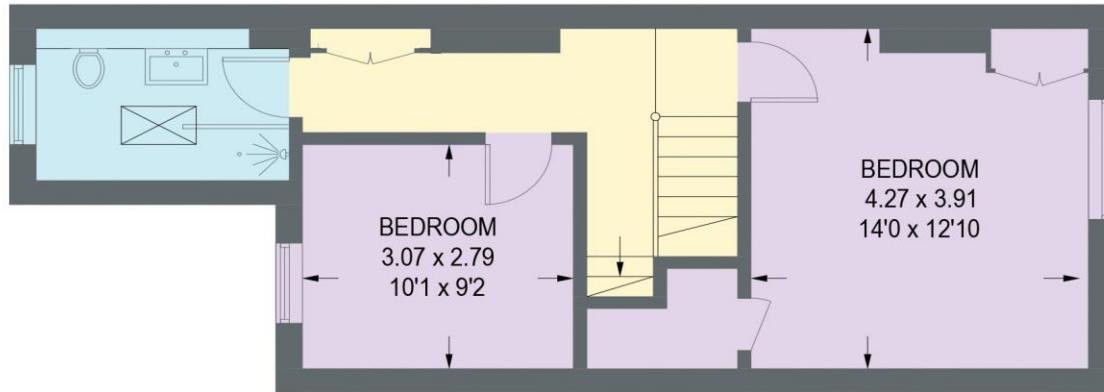
14 GUEST ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.0 SQ M / 1163 SQ FT

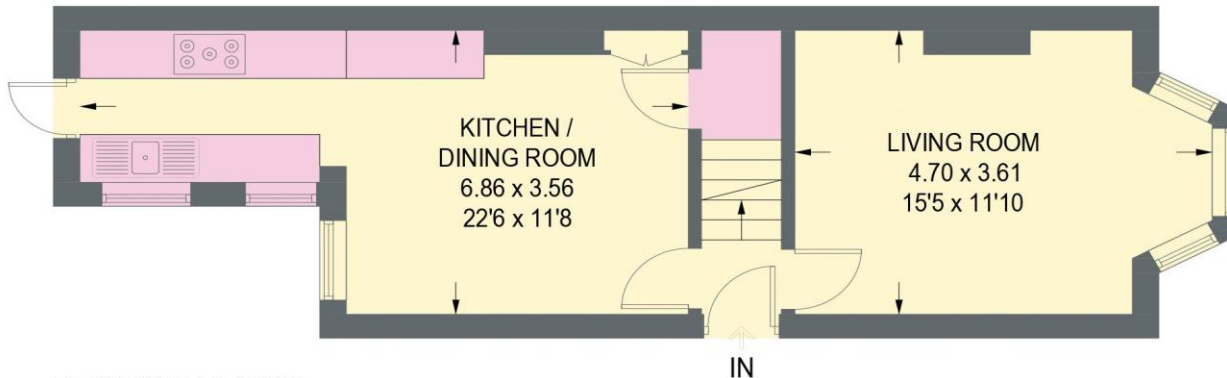
CELLER = 16.9 SQ M / 182 SQ FT

TOTAL = 124.9 SQ M / 1345 SQ FT

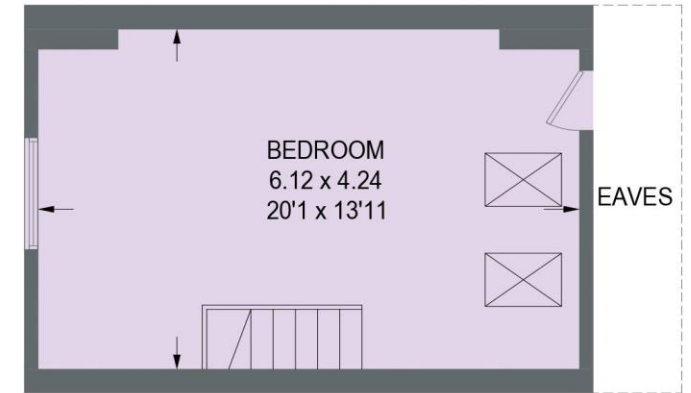
(EXCLUDING EAVES)



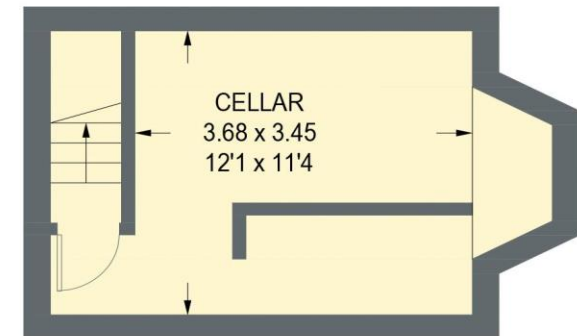
FIRST FLOOR
43.3 SQ M / 466 SQ FT



GROUND FLOOR
38.8 SQ M / 418 SQ FT



SECOND FLOOR
25.9 SQ M / 279 SQ FT



CELLAR
16.9 SQ M / 182 SQ FT

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



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