







10 Gleadless Rise

Sheffield • South Yorkshire • S12 2UW

Guide Price £240,000

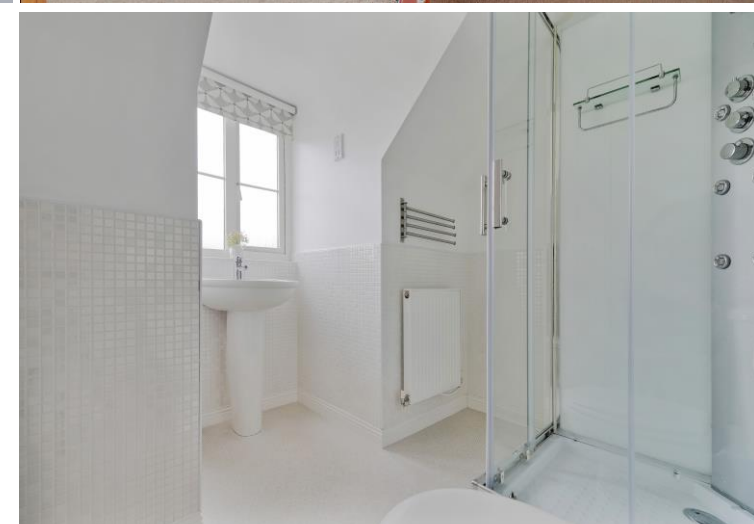
A superb and generous 3 double bedroom town house located in Gleadless. The property offers generously proportioned accommodation over 3 levels and has the potential to split the main bedroom to provide 4th bedroom, often found in neighbouring properties. The property has a bespoke fitted dining kitchen with built-in appliances, en-suite shower room, landscaped gardens and garage. The accommodation comprises: Entrance Hallway with LVT flooring and W.C with a white suite. Dining kitchen having a range of shaker style units complemented by quartz worktops with attractive tiling above, hob, oven, extractor, space and plumbing for a washing machine and dryer. Living room with LVT flooring and French doors to the garden. First floor landing with cupboard. Bedrooms 1 & 2 both having built-in double wardrobes. Bathroom having a white suite, part tiled and extractor. Further staircase to a second floor bedroom with built-in wardrobes and storage areas to the eaves. En-suite shower room which is part tiled and has an extractor. Outside there is a lawned front garden. Fabulous rear landscaped garden with stone flagged patio, built-in bench seating with raised beds and lawn enclosed by fencing. Courtesy door gives access to the garage which is one of three that is situated under a residential apartment. Gleadless Rise is well-placed for an array of local shops, cafes and restaurants on both Chesterfield Road and London Road, Gleadless Townsend, Heeley and Meersbrook Parks. Reputable local schools are within catchment and easy access to the city centre, hospitals, universities, and the train station. House is 'Freehold' Garage is 'Leasehold' - Garage Lease is 999 years from 1st January 2003 - No Ground Rent.





- 3 Bedroom Town House
- Potential To Covert To 4 Bedrooms
- Bespoke Fitted Dining Kitchen
- Generous Accommodation Over 3 Levels
- Landscaped Garden

- Garage
- En-Suite Shower Room
- uPVC Double Glazing & Combination Boiler
- Excellent Amenities & Transport Links
- Council Tax Band C & EPC Rating TBC



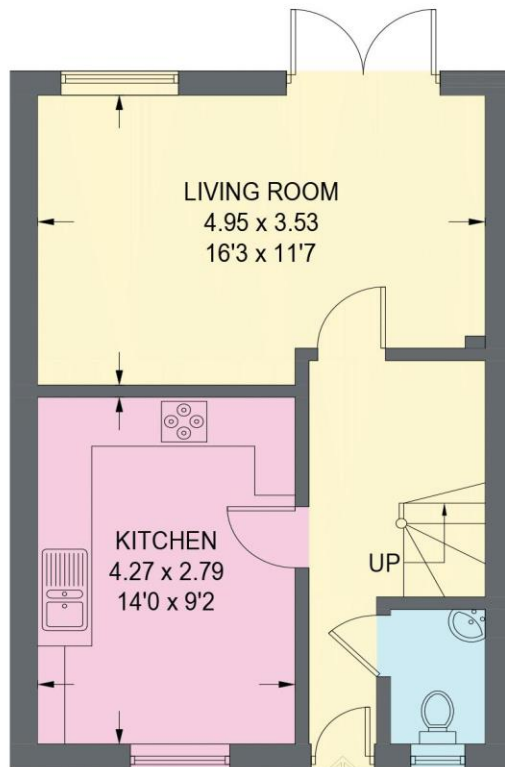


10 GLEADLESS RISE

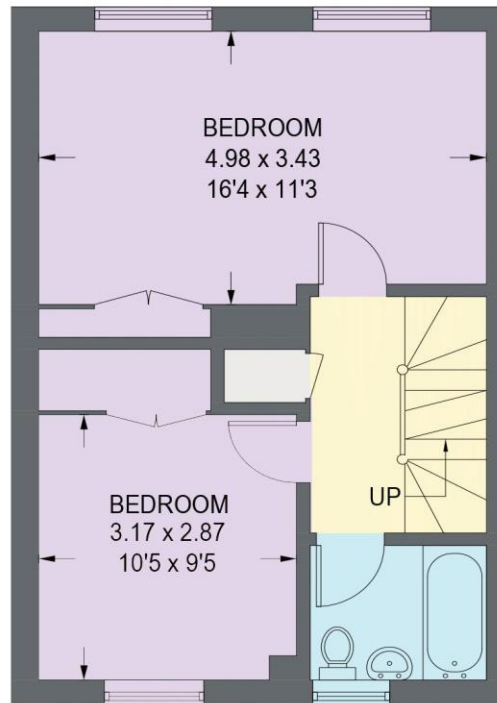
APPROXIMATE GROSS INTERNAL AREA = 105.2 SQ M / 1132 SQ FT

GARAGE = 14.1 SQ M / 152 SQ FT

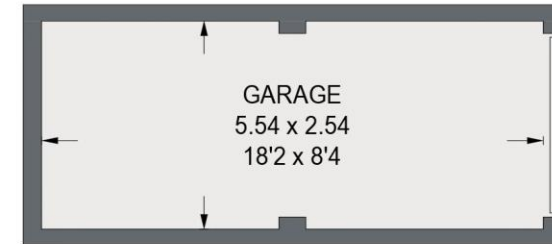
TOTAL = 119.3 SQ M / 1284 SQ FT



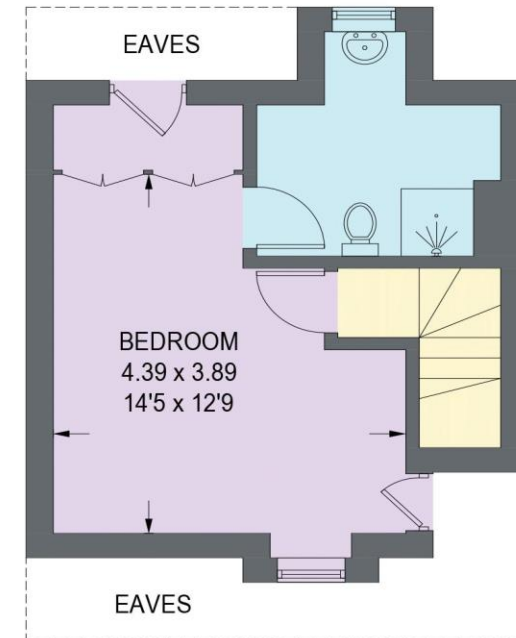
GROUND FLOOR
39.7 SQ M / 427 SQ FT



FIRST FLOOR
39.3 SQ M / 423 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
26.2 SQ M / 282 SQ FT

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

(ICMRP2025)



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