







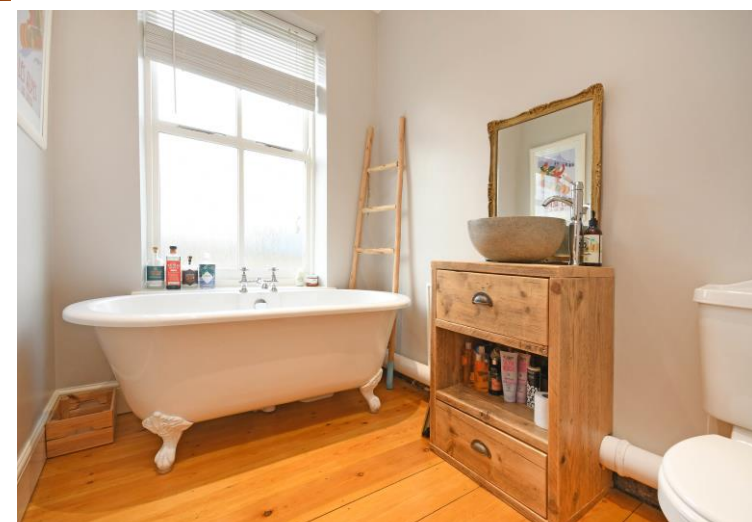
13 Psalter Lane

Sheffield • South Yorkshire • S11 8YL

£560,000

A stunning 4 bedroom end of terraced villa, part of the former Kenwood estate, sensitively refurbished by the current vendors. The property retains many original period features and boasts hard wood sash windows, stripped and varnished original flooring throughout, reclaimed cast iron radiators, all internal doors are reclaimed original dipped and stripped and has recently undergone a full re wire. In brief the accommodation comprises; Original door with shutters to the impressive reception hallway, door to the cellar with 3 rooms one of which having plumbing for an electric washing machine and tumble dryer. Living room with feature picture window with shutters, the feature of the room is the original marble fire surround and raised hearth upon which sits a 'Penguin' multi fuel stove. Open plan dining / kitchen fitted with a range of grey bespoke painted solid wood wall and base units, quartz worktops, tiled splashbacks, wall mounted combination boiler, integrated dishwasher, fridge and freezer, space for a free standing range cooker. The feature of the dining / sitting area is the superb inglenook style fireplace with a raised stone hearth upon which sits a 'Penguin' multi fuel stove with pizza oven, to one side of the chimney breast is a useful bespoke cupboard. Utility room with tiled flooring, space and plumbing for an electric washing machine and tumble dryer, cloakroom/W.C with handwash basin set into a marble worktop with vanity unit beneath. To the first floor are 3 double bedrooms 2 of which with feature cast iron fireplaces. Family bathroom with a free standing bath with ball and claw feet, hand wash basin set into a bespoke vanity unit. To the second floor is an office/ nursery with Velux window and downlighters. Master bedroom with 2 Velux windows, storage into the eaves, en-suite with a free standing bath, separate walk in style double shower cubicle, ceramic flooring, Velux window and downlighters. Outside to the front of the property is an enclosed lawned garden with mature planting, to the rear is a cottage style enclosed garden with tiled ceramic patio areas, raised borders with wood sleepers and bench. Psalter lane is well-placed for local shops and amenities, schools, local parks, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- Outstanding 4 bedroom Victorian Villa
- Original period features
- Original stripped, varnished wood flooring throughout
- Fully rewired
- Fully refurbished by the current vendors
- Deceptively spacious accommodation over 3 floors
- Master bedroom with en-suite bathroom
- Hardwood sash windows
- Cottage style garden to the rear



BETH



en route!

13 PSALTER LANE

CELLAR = 35.9 SQ M / 386 SQ FT

APPROXIMATE GROSS INTERNAL AREA = 193.4 SQ M / 2082 SQ FT

TOTAL = 229.3 SQ M / 2468 SQ FT (EXCLUDING EAVES)



CELLAR = 35.9 SQ M / 386 SQ FT

GROUND FLOOR = 75.9 SQ M / 817 SQ FT

FIRST FLOOR = 68 SQ M / 732 SQ FT

**SECOND FLOOR = 49.5 SQ M / 533 SQ FT
(EXCLUDING EAVES)**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

