







Wayland Road

Sharrow Vale • Sheffield • S11

Guide Price £255,000 - £275,000

A lovely 3 bedroom bay windowed terraced house in Sharrow Vale. Benefiting from gas fired central heating, uPVC windows and doors, fitted kitchen, modern bathroom and courtyard garden. A side facing uPVC door opens into the kitchen, fitted with a range of light wood effect floor and wall units, black laminate work surfaces, cream tiling, integrated electric oven and gas hob with extractor over and space and plumbing for a washing machine and wood effect laminate flooring. The combination boiler is fitted in the kitchen. The kitchen opens into the dining room with rear facing window, feature fireplace with pine surround, original polished floorboards, a fitted pine glazed display unit with drawers under. There is a door giving access to the cellar. The living room has a bay window, a uPVC door, a beautiful feature fireplace with cast iron and tiled insert, marble surround and black tiled hearth. The stairs rise from a lobby between the dining room and living room to the first floor landing. The front facing bedroom has a cast iron feature fireplace in black with white surround and a brown carpet. The rear facing bedroom has a fitted wardrobe, a brown carpet and fabulous views. The family bathroom has a white suite, bath with electric shower over, WC, sink with white high gloss vanity unit under, chrome towel radiator and is fully tiled in dark and light grey with a black and white tile effect vinyl flooring. From the landing, stairs rise to the second floor. A door opens into the generous dual aspect attic bedroom with front facing dormer window and rear facing Velux both with fabulous views. Outside; to the rear is a courtyard garden with flagged terrace, built in seating and raised borders. To the front is a walled area. Wayland Road is an extremely popular road, well-placed for a variety of local independent shops, cafes and restaurants in the fashionable Sharrow Vale, as well as being close to Ecclesall Road, local schools, parks and recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.





- Terraced House
- 3 Bedrooms
- Fitted Kitchen
- 2 Reception Rooms
- Feature Fireplaces

- Modern Bathroom
- Gas Fired Central Heating
- Courtyard Garden
- Council Tax Band B
- No Chain



68 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.5 SQ M / 1017 SQ FT

CELLAR = 15.9 SQ M / 171 SQ FT

TOTAL = 110.4 SQ M / 1188 SQ FT

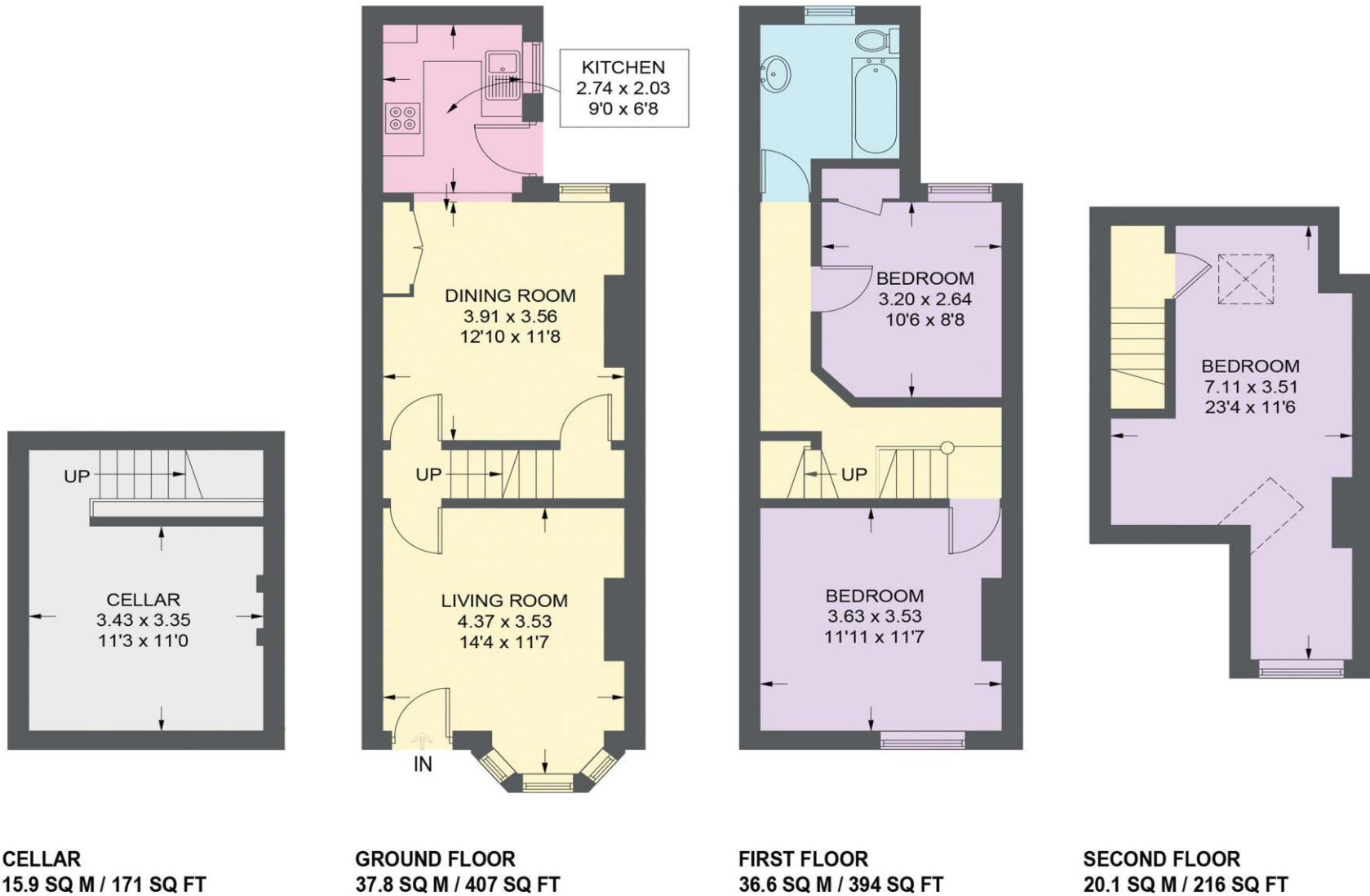


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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