



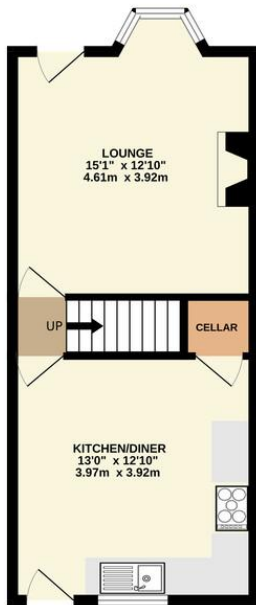
## 23 High Street | Killamarsh | Sheffield | S21 1BB

£200,000

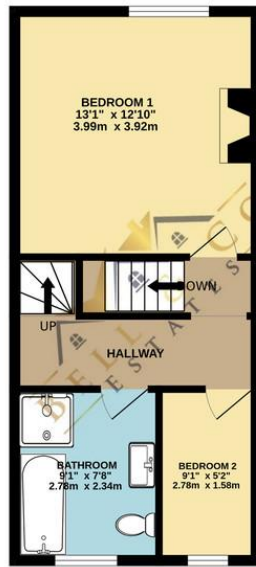
Bell & Co Estates are delighted to present this deceptively spacious four-bedroom home offering flexible accommodation arranged over three floors, perfect for modern family living. The layout provides a great balance of open living spaces and private bedrooms perfect for family living. The property welcomes you into a bright and generous kitchen/diner ideal for family meals or entertaining, with ample worktop space and natural light. The adjoining lounge features a bay-style window, offering a pleasant view and access to the front of the property with stairs leading down to on street parking. Stairs from the kitchen lead down to a cellar, providing useful additional storage space. The first floor comprises a spacious principal bedroom and a compact but practical second bedroom, which would make a perfect home office or nursery, and a generous family bathroom completes this floor, featuring space for a full bath suite. The top floor offers two further well-proportioned double bedrooms, and this floor is perfect for older children, guests, or even as a self-contained suite. To the rear of the property is a small courtyard and across the main access is a large, enclosed garden, mainly laid to with beautiful mature shrubs and flowers with outdoor seating area, man cave/bar and detached garage to the end with off road parking. A tranquil space perfect for entertaining or a chilled evening spending time with family or friends. This thoughtfully arranged property maximizes space and function, offering the potential to tailor the layout to suit your lifestyle. Close to local amenities including transport links this home is in a great location. Contact us today to arrange a viewing and explore all that this fantastic home has to offer. Contact us today to arrange a viewing and explore all that this fantastic home has to offer.



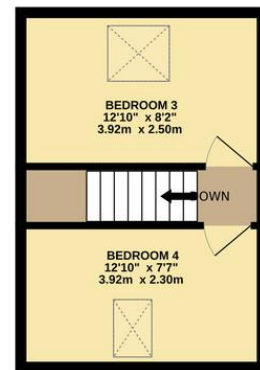
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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23 High Street  
Killamarsh  
SHEFFIELD  
S21 1BB

Energy rating

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Valid until  
17 June 2035

Certificate number  
2521-1114-1681-1125-9365

**Property type** Mid-terrace house

**Total floor area** 95 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements