



451, Greystones Road, Sheffield, S4 1 7BY



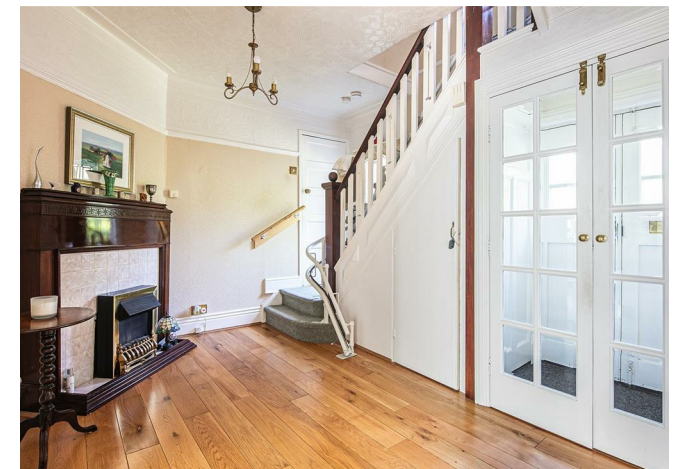
# 451, Greystones Road

Sheffield, S11 7BY

## Description

A gorgeous, part stone, part stucco rendered semi detached property which offers generous proportions throughout its two floors of accommodation which would be perfect for the family market. The property occupies an enviable position on the road, and forms part of the very desirable run of 1930's properties that are found at the end of Greystones Road. Number 451 is conveniently situated a short walk away from the highly regarded High Storr's Secondary School and the scenic, woodland walks that lead out, through Forge Dam into the surrounding countryside or down the valley, into town. There is also a lovely, mature garden to the rear from where there is access to the double detached garage that is situated up the shared side driveway.

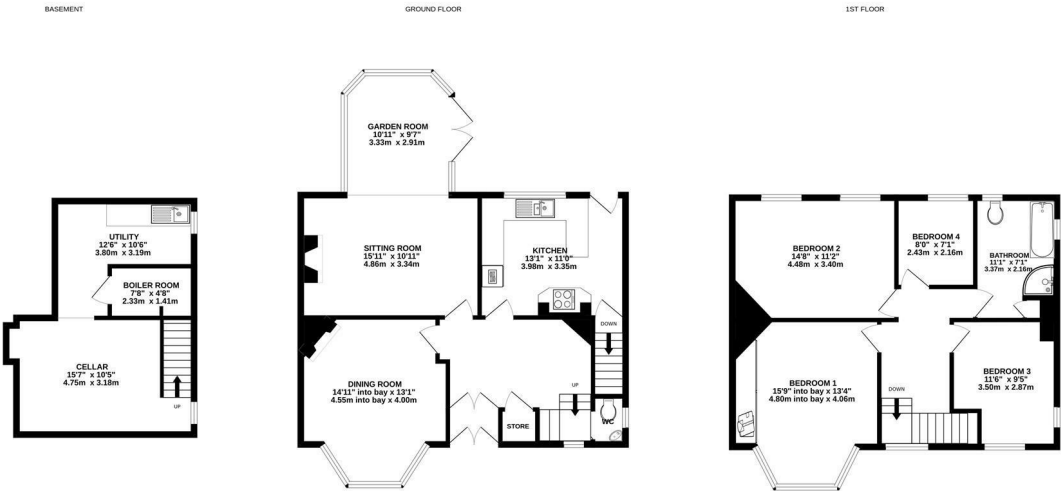
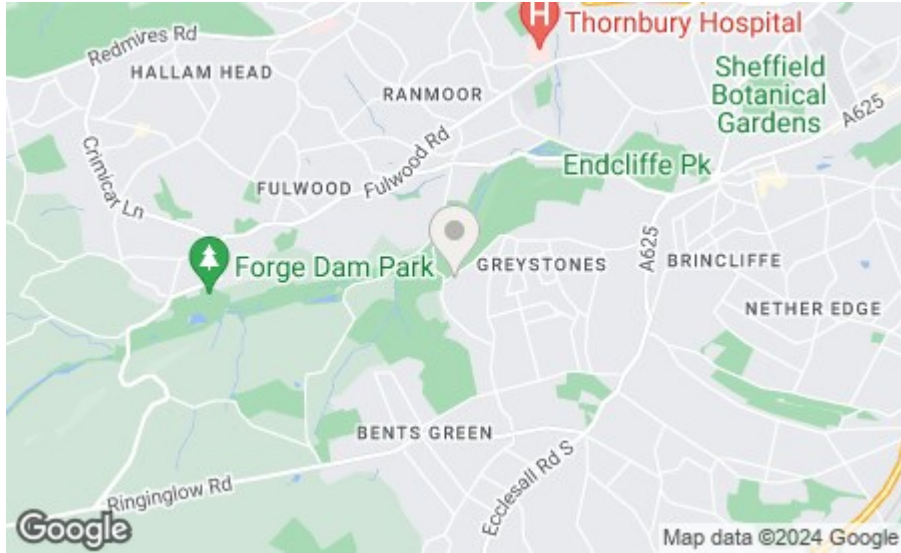
- Four generous bedrooms including two particularly good doubles.
- Large dining room with a bay window.
- Extended sitting room with garden room/conservatory area overlooking the lovely garden.
- Breakfast kitchen with access to the garden.
- Wide and welcoming reception hallway with feature fireplace.
- Basement utility room and cellarage.
- Family bathroom.
- Lovely, mature rear garden with gated access to the double garage and parking area.
- Gas central heating and UPVC double glazing.
- Council Tax Band E, 800 year lease from 1939 at £7 ground rent per annum and EPC rating 56D.











THE BASEMENT IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1507sq.ft. (140.0 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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