

74, Psalter Lane, Sheffield, S11 8YQ

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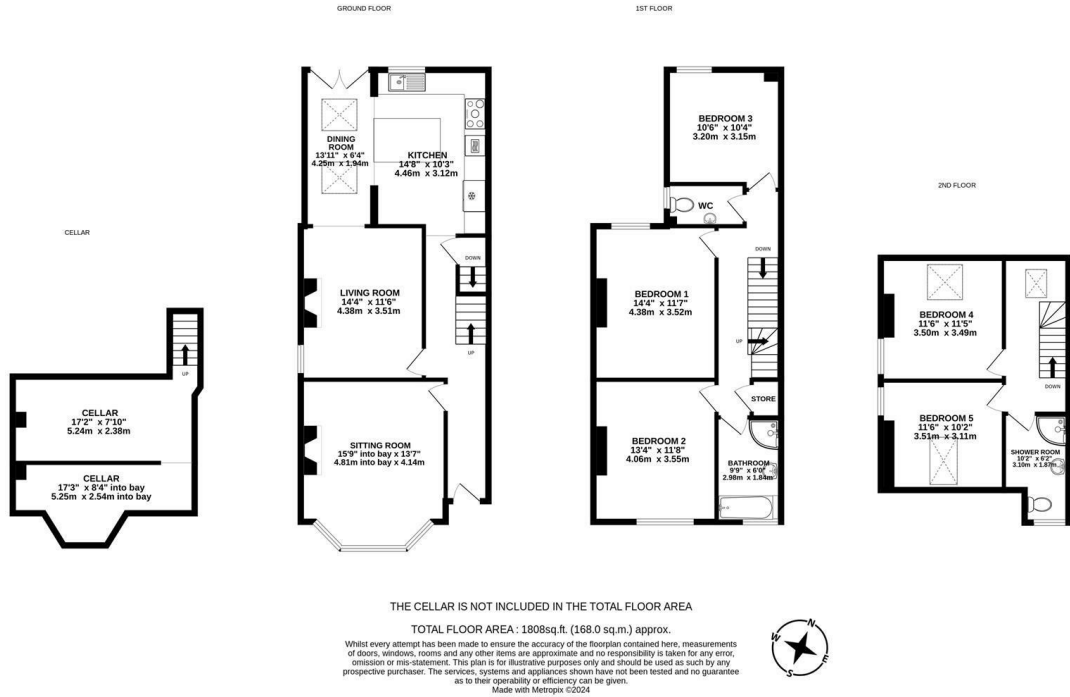
## Description

A superbly presented, Victorian semi detached villa with a fabulous range of accommodation laid out over three floors. This lovely home has been extended at the rear to give the kitchen better proportions and also a link through to the versatile second reception room. The property blends original features such as ornate covings, high ceilings and deep skirting boards with more contemporary finishes that have been added by the current owners. The results are very pleasing on the eye and make for a fabulous place to live. Both of the spacious reception rooms feature wood burning stoves to create a cosy feel in the colder months of the year and the recently installed kitchen boasts a large island unit and modern, integrated appliances. Although the house is finished to an impeccable standard both on the inside and out, there is also the potential here to add further value by perhaps developing the basement rooms (subject to regs) if required. Externally there is off road parking for two cars on the front and a larger than average garden to the rear which includes a lawned area opening onto a terrace which is shaded by a wisteria clad pergola, perfect for lazy lunches in the summer. There is also a vegetable garden beyond (for those who like to produce their own fruit and vegetables), next to a large storage shed/summerhouse. This gorgeous home is also complemented by its excellent location, within the very fashionable and leafy neighbourhood of Brincliffe, close to the cosmopolitan areas of Sharrowvale and Nether Edge Village which both host seasonal farmers markets and boast a great range of independent bars, bistros, boutiques, cafes and restaurants. The location is also ideal for those wishing to commute into town or the main city hospitals and universities all of which can be found within a short walk or bus ride. Due to the excellent local amenities this is probably one of the cities most vibrant places to live and there are also highly regarded schools for the family market and a number of parks combine to provide park runs, festivals and scenic, riverside walks into the glorious surrounding countryside of The Peak Park.

- Five good double bedrooms.
- Extended dining kitchen with a large island unit, modern fittings in all the right places and French windows into the garden..
- Large sitting room with stripped floorboards, bay window and a slate surround to the wood burning stove.
- Versatile second reception room that has stripped floorboards, a wood burning stove and an opening through to the extended kitchen.
- Leasehold, 800 years from 1906, Council Tax Band C and EPC rating....
- Two bath/shower rooms and a separate W.C.
- Welcoming reception hallway and open storm porch featuring the attractive and original tiles.
- Lovely rear garden with a wisteria clad pergola over the terrace, areas of lawn, a vegetable garden, wood store and storage shed.
- Off road parking for at least two cars.
- Basement rooms providing potential for further development (subject to regs) or occasional storage.







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