



37, Wayland Road, Sheffield, S11 8YD

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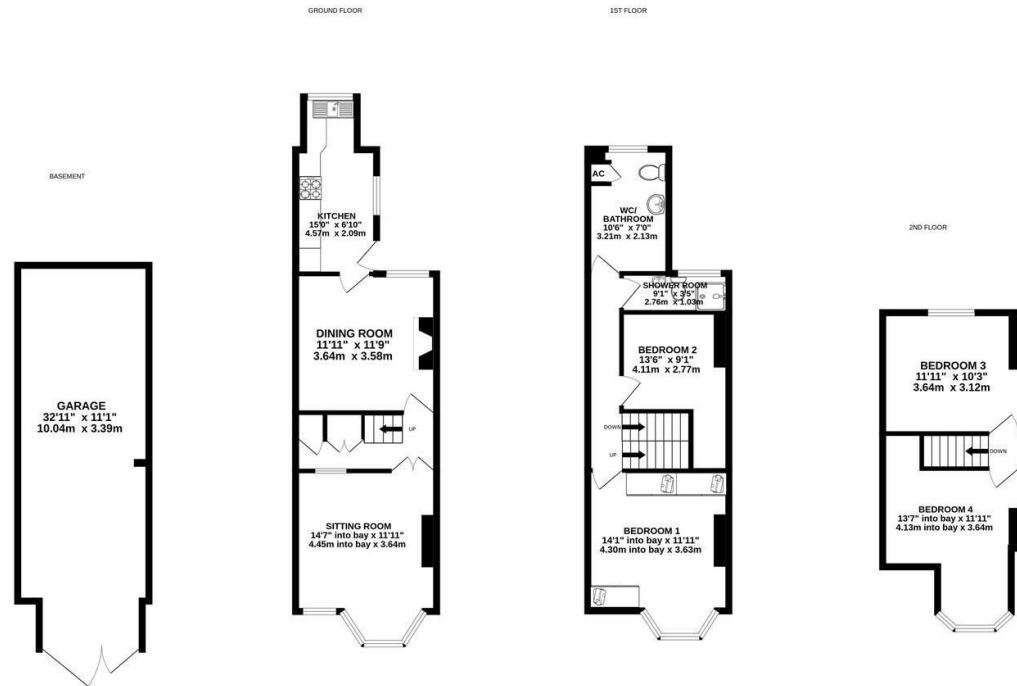
## Description

Situated in the very fashionable neighbourhood of Sharrowvale, close to the many independent bars, bistros, restaurants and cafes that combine to make the area such a sought after place to live. Number 37 forms part of the striking run of terraces which feature stacked bays that are found on the lower part of the street and benefits from a south, south westerly facing orientation at the rear and super views from the front elevation. The property is in need of a general scheme of modernisation but does represent a great opportunity for the discerning buyer to acquire and redevelop to their taste. The three floors of accommodation are supported by a large basement garage/store that also offers further potential for redevelopment (subject to regs). Sharrowvale is situated a short walk away from the city centre and is also conveniently placed for accessing the main city hospitals and universities. The local schooling, spacious interior and the close proximity of the Botanical Gardens and Endcliffe Park make it the perfect place to set up a family home.

- Four double bedrooms.
- Sitting room with bay window commanding a fine outlook towards Broomhill.
- Dining room with access to the the offshot kitchen.
- Offshot kitchen with steps to the basement garage/store still in place, found beneath the tall unit.
- Substantial basement garage/store offering fab storage solutions or the potential for further development (subject to regs).
- South, south westerly facing rear garden.
- No onward chain.
- Bathroom (not fully fitted) and separate shower room.
- UPVC double glazing to the front elevation (majority single glazed sashes to the rear).
- Freehold, EPC rating F and Council Tax Band B.







THE GARAGE/BASEMENT LEVEL IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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