



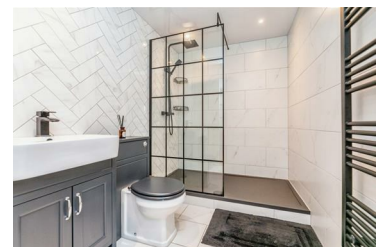
Leyburn Grove, Chapeltown, Sheffield Asking Price £260,000

Council Tax: B Tenure: Freehold



Welcome to Leyburn Grove, Chapeltown, Sheffield - a stylish 4 bed semi-detached house that offers the perfect blend of modern living and convenience. Located on a quiet cul de sac, close to an array of amenities, surrounded by outstanding schools, minutes away from the M1 with direct roads leading to Sheffield, Barnsley and Rotherham.

This delightful property boasts a spacious layout with one reception room, four bedrooms, and two contemporary bathrooms. The unique feature of a downstairs bathroom and bedroom provides the convenience of single-storey living, catering to various lifestyle needs if necessary. One of the standout features of this property is the detached garden room, offering endless possibilities for use - whether it be a home office, a creative studio, or a peaceful retreat to unwind. The generously sized rooms provide ample space for comfortable living, while the modern kitchen and bathrooms add a touch of luxury to the property. The low maintenance garden is a true gem, featuring a large terrace and artificial grass, perfect for relaxing or



- 4 BED SEMI DETACHED
- DETACHED GARDEN ROOM
- SLEEK KITCHEN AND BATHROOMS
- AMPLE OF ROAD PARKING
- GOOD COMMUTER LOCATION
- SET UP FOR SINGLE STOREY LIVING IF NEEDED
- STYLISH DECOR THROUGHOUT
- LOW MAINTENANCE, SIZEABLE GARDEN
- CLOSE TO AMENITIES
- COUNCIL TAX B