







## 2 Wild Bank Place

Sheffield • South Yorkshire • S5 9BU

Guide Price £240,000 - £250,000

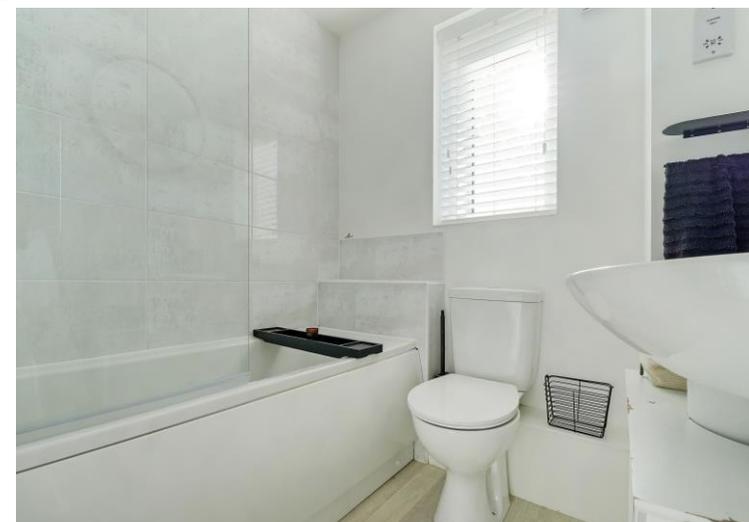
This modern three-bedroom detached family home, constructed in 2021, is beautifully presented throughout and occupies a pleasant position on a recently built development within Sheffield S5. Offering stylish, move-in-ready accommodation, the property is ideal for growing families or buyers seeking contemporary living with practical features. A composite front door opens into a welcoming entrance hallway, complete with a convenient ground floor WC. An internal door leads through to a tastefully decorated living room, finished in a neutral palette with light grey carpeting, a front-facing window allowing for plenty of natural light, and useful under-stair storage. To the rear of the property is a light and airy dining kitchen, designed with both functionality and sociability in mind. French doors open directly onto the garden terrace, creating a seamless indoor-outdoor flow. The space comfortably accommodates a dining table, making it perfect for family life and entertaining. The kitchen itself is fitted with a modern range of units, complemented by contrasting worktops and tiled splashbacks, along with an integrated oven, electric hob, and space and plumbing for additional appliances. Upstairs, there are two well-proportioned double bedrooms, both presented in simple, neutral décor and benefiting from contemporary fitted wardrobe storage. A third bedroom offers a versatile space, ideal as a nursery, home office, or child's room. The family bathroom features a modern three-piece white suite with a shower over the bath, partial tiling, and a chrome heated towel rail. Additional storage is available via access to the loft. Externally, the property benefits from a driveway leading to an integral garage, complete with an EV charging point. To the rear is an enclosed, family-friendly garden featuring a stone terrace and a level lawn, all bordered by fencing offering an attractive blank canvas for landscaping and outdoor enjoyment. Wildbank Place is situated within a popular residential area of Sheffield S5, well placed for access to local amenities, schools, and transport links. The location offers convenient routes into Sheffield city centre, as well as nearby green spaces, making it a practical and appealing setting for families and commuters alike.





- Modern Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Light & Airy Dining Kitchen
- Simple, Stylish Decor Throughout
- Integrated Kitchen Appliances

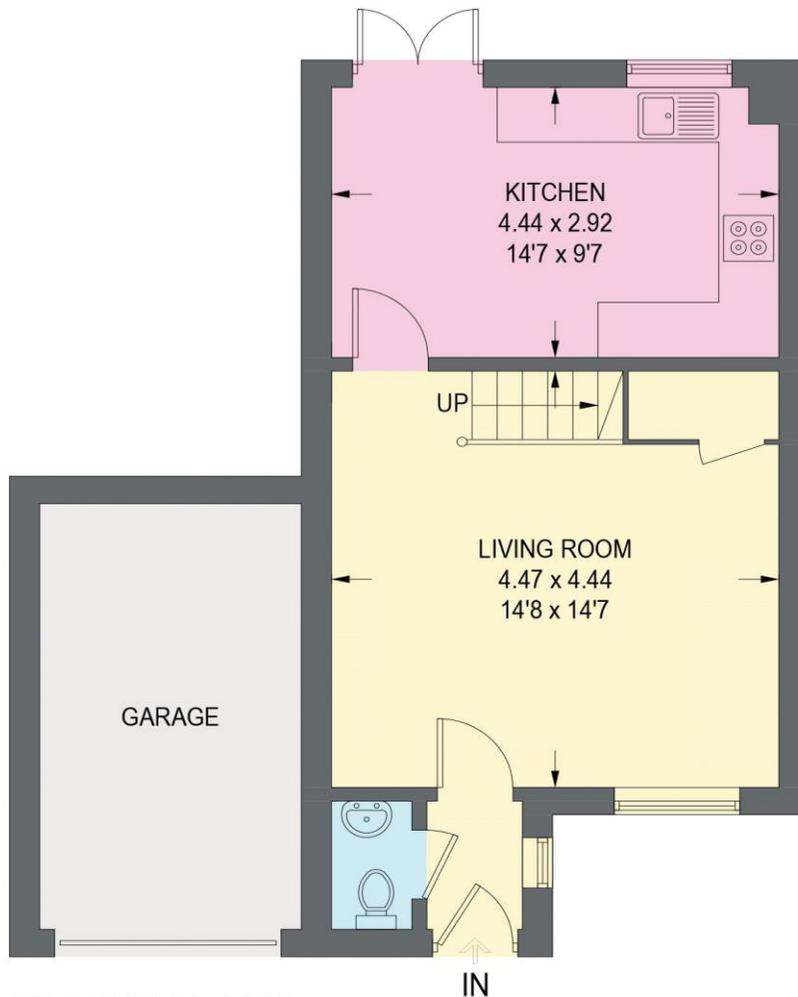
- Contemporary Fitted Wardrobes
- Enclosed Private Rear Garden
- Driveway, Garage & EV Charger
- Freehold
- Council Tax Band C, EPC Rating B



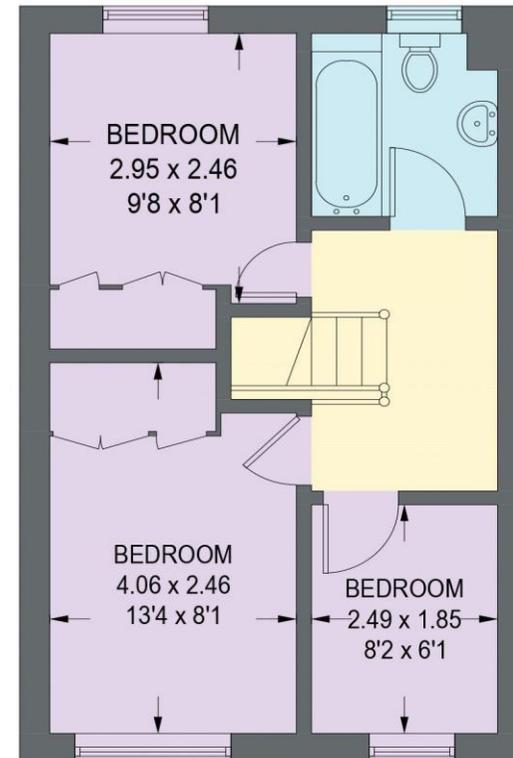


## 2 WILD BANK PLACE

APPROXIMATE GROSS INTERNAL AREA = 71.3 SQ M / 767 SQ FT  
(EXCLUDING GARAGE)



**GROUND FLOOR**  
**37.3 SQ M / 401 SQ FT**



**FIRST FLOOR**  
**34.0 SQ M / 366 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1285331)



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