







74 Wayland Road

Sharrow Vale • Sheffield • S11 8YE

Guide Price £340,000 - £360,000

Beautifully presented throughout, this light and airy four double bedroom mid-terrace home is perfectly positioned on the ever-popular Wayland Road, just a stone's throw from the vibrant cafés, restaurants and independent shops of Sharrow Vale and Ecclesall Road. Offering spacious accommodation over three levels, the property features two modern shower rooms, a beautiful open-plan dining kitchen, a cosy bay-fronted living room and a private, low-maintenance rear garden. A perfect family home, it benefits from excellent local schools, the open green spaces of Endcliffe Park, superb transport links and easy access to Sheffield City Centre. A welcoming, light and airy entrance hallway sets the tone for the home, leading into the charming bay-fronted living room. Beautifully presented with neutral décor, deep skirting boards, coving and a ceiling rose, the room offers a warm and inviting atmosphere while retaining a wealth of period charm. To the rear of the property is the impressive open-plan dining kitchen. The dining area enjoys pleasant views over the rear garden and offers a versatile space for entertaining, family dining or everyday living. The stylish Shaker-style fitted kitchen is appointed with an integrated oven, electric hob, contrasting worktops and brick-effect tiled splashbacks, together with an integrated dishwasher, space and plumbing for additional appliances, and a concealed Vaillant boiler. A door provides direct access to the rear garden, while stairs lead down to the useful cellar, offering excellent additional storage. On the first floor are two generous double bedrooms. The rear-facing bedroom enjoys a peaceful outlook and is finished with neutral décor and contrasting carpet, while the front-facing bedroom is equally spacious and beautifully presented. This floor is served by two contemporary shower rooms, each fitted with a walk-in shower, hand wash basin, WC and attractive wood-effect flooring. The second floor offers two further excellent double bedrooms. The front-facing room benefits from a dormer window with rooftop views towards the city, creating a bright and airy space, while the rear bedroom features a Velux window and provides another well-proportioned double bedroom, making the accommodation ideal for growing families, guests or those working from home. Externally, the property enjoys a fully enclosed, private and low-maintenance rear garden, thoughtfully designed with an attractive stone patio seating area, decorative bark and stone borders, and enclosed by fencing and brick walls. A rear gate provides direct access onto Jarrow Road. Wayland Road is ideally situated in one of Sheffield's most sought-after residential areas, just moments from the bustling amenities of Sharrow Vale and Ecclesall Road. The property is within easy reach of a fantastic selection of independent cafés, restaurants, shops and supermarkets, as well as excellent local schools, Endcliffe Park and other nearby green spaces. Regular public transport links and convenient access to Sheffield City Centre make this an outstanding location for families and professionals alike.





- Beautifully Presented Mid Terrace in S11
- 4 Double Bedrooms
- Popular Sharrow Vale Location
- Close to Endcliffe Park & Ecclesall Road
- Spacious Accommodation Over 3 Levels

- No Onward Chain
- Excellent Schools in Catchment
- Private Enclosed Rear Garden
- Lease 800 years from 1904. £2.50 per annum
- Council Tax Band B, EPC Rating D





74 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.0 SQ M / 1163 SQ FT

CALLER = 18.6 SQ M / 200 SQ FT

TOTAL = 126.6 SQ M / 1363 SQ FT

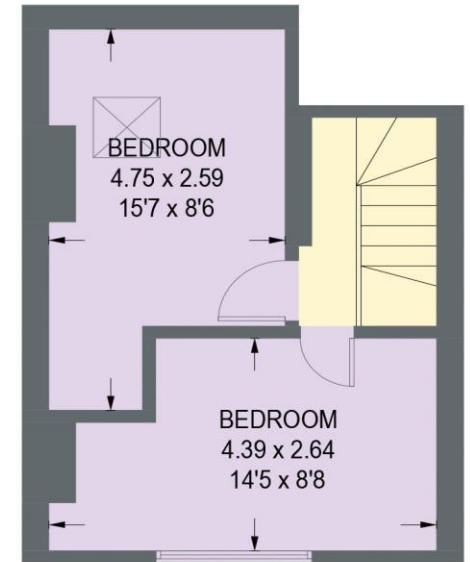


CALLER
18.6 SQ M / 200 SQ FT

GROUND FLOOR
41.5 SQ M / 447 SQ FT



FIRST FLOOR
40.1 SQ M / 432 SQ FT



SECOND FLOOR
26.4 SQ M / 284 SQ FT

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



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