







196 Bell Hagg Road

Sheffield • South Yorkshire • S6 5DB

Asking Price £300,000

Situated on this popular residential road in Walkley, this spacious end-terrace home offers an excellent combination of generous accommodation, modern interiors, off-street parking, fabulous views and an extensive private rear garden. The property also offers scope to extend further, subject to the necessary planning permissions and consents. A side entrance opens into the property, providing a useful area for coats and shoes before leading through to the main accommodation. To the front is a welcoming living room, beautifully presented in neutral tones and centred around a feature log burner, creating a cosy and homely focal point. The room benefits from a neutral carpet, bespoke storage and shelving within the alcove, providing both character and practicality. To the rear is a spacious, light and airy dining kitchen, fitted with a range of wall and base units complemented by wood-effect worktops. There is an integrated oven with gas hob and space for further appliances. A rear stable door provides direct access into the garden, while generous rear and side windows flood the room with natural light. An exposed brick chimney breast and attractive archway add character, with further shelving and storage beneath. To the first floor are three bedrooms and the family bathroom. The front-facing double bedroom offers a calm, earthy colour palette, varnished floorboards and plenty of space for wardrobes. To the rear are two further bedrooms, both enjoying views over the garden and leafy outlook beyond. The single bedroom would make an ideal home office, nursery or child's bedroom and benefits from built-in storage housing the boiler. The second rear bedroom is a well-proportioned double, presented in soft pastel tones with neutral carpet, far-reaching views and a lovely leafy outlook. The modern family bathroom is fitted with a white suite comprising a bath with shower over, glass shower screen and floating hand wash basin. The room is majority tiled for ease of maintenance. The first-floor landing also provides access to the loft space. Externally, the property continues to impress. Mature planting to the front provides additional privacy, alongside a driveway offering valuable off-street parking. Secure gates lead through to the extensive rear garden, which has been thoughtfully designed for both relaxing and entertaining. A raised terrace and decked patio provide an excellent outdoor dining space, while steps lead down to a useful brick-built outhouse, offering excellent potential for storage, a workshop or home working space. Further steps lead to a substantial lower lawn, bordered by mature hedging and established planting. To the far end of the garden are a greenhouse and shed. The garden is a particularly special feature of the property, offering a private and secure family space with an elevated terrace making the most of the far-reaching views. Ideal for first-time buyers and families alike, the property is perfectly positioned for enjoying the best of Walkley and the surrounding area. The beautiful Bole Hills and Rivelin Valley are close by, providing wonderful opportunities for walking, cycling and enjoying the outdoors, while the vibrant amenities of Walkley are within easy reach. Excellent transport links provide convenient access to Sheffield city centre, the city's universities and major hospitals, while the stunning landscapes of the Peak District are also within easy reach.





- Brick End Terrace House in S6
- 3 Bedrooms & Family Bathroom
- Far Reaching Views
- Light & Airy Dining Kitchen
- Beautifully Presented Throughout

- Scope to Extend Subject to Consents
- Extensive, Private Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band A, EPC C



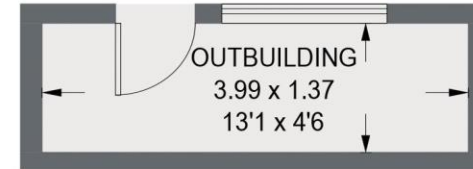


196 BELL HAGG ROAD

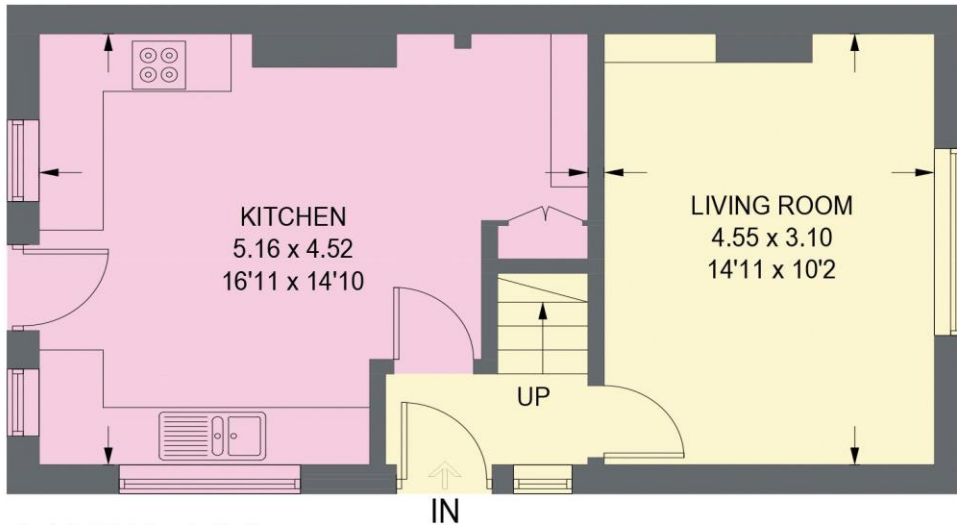
APPROXIMATE GROSS INTERNAL AREA = 75.9 SQ M / 817 SQ FT

OUTBUILDING = 5.4 SQ M / 58 SQ FT

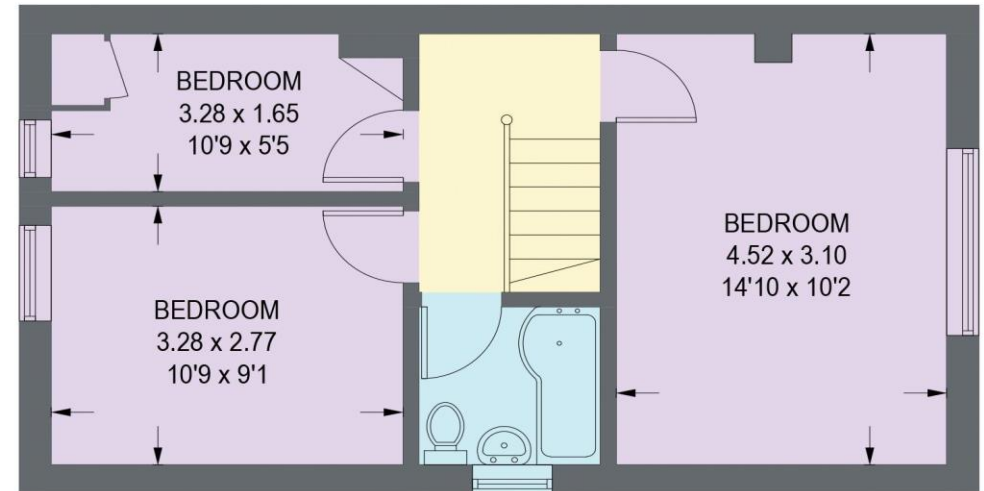
TOTAL = 81.3 SQ M / 875 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
38.1 SQ M / 410 SQ FT



FIRST FLOOR
37.8 SQ M / 407 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1340209)



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