







12 Woodview Road

Walkley • Sheffield • S6 5AB

Guide Price £325,000 - £350,000

Guide Price £325,000 - £350,000 A stunning 3 bedroom semi detached property, superbly presented throughout, with tasteful, modern fixtures and fittings having recently undergone a full and extensive refurbishment. Offering over 1000 sq ft of versatile accommodation arranged over 2 levels and enjoying stunning open views to the rear from the spacious balcony areas. Located at the head of this convenient and quiet cul-de-sac and offered to the market with no onward chain. On the ground floor a composite door opens into the reception hallway which has useful understairs cupboards one of which houses the hot water cylinder. The kitchen is superbly fitted with a comprehensive range of matching wall and base units, with a range of appliances including a double oven, induction hob with integrated extractor, fridge/freezer, dishwasher and washing machine. Breakfast bar with seating and folding doors opening to the balcony with stunning views. The living/dining room is cleverly divided with wooden slats providing separate living and dining areas and again opening to balcony. A bedroom with stylish en-suite shower room completes the ground floor accommodation. On the 1st floor is a spacious principal bedroom with stunning views and doors opening to the covered balcony, there is a further bedroom with useful study/dressing room and a stunning bathroom having freestanding bath positioned in front of a Juliet Balcony which again takes advantage of the incredible views, a roof light further floods the area with natural light and adds a real wow factor, large shower cubicle, w.c and vanity wash hand basin. Outside there is off road parking to the front and an electric car charging point, there are 2 balconies providing outside sitting and dining spaces to the rear which take advantage of the views, and a particularly private decked area to the side providing further entertaining space.





- 3 Bedroom Semi Detached
- Stunning Views At The Rear
- Cul-de-sac location
- Full Back To Brick Refurbishment
- Rointe Radiators Electric Heating

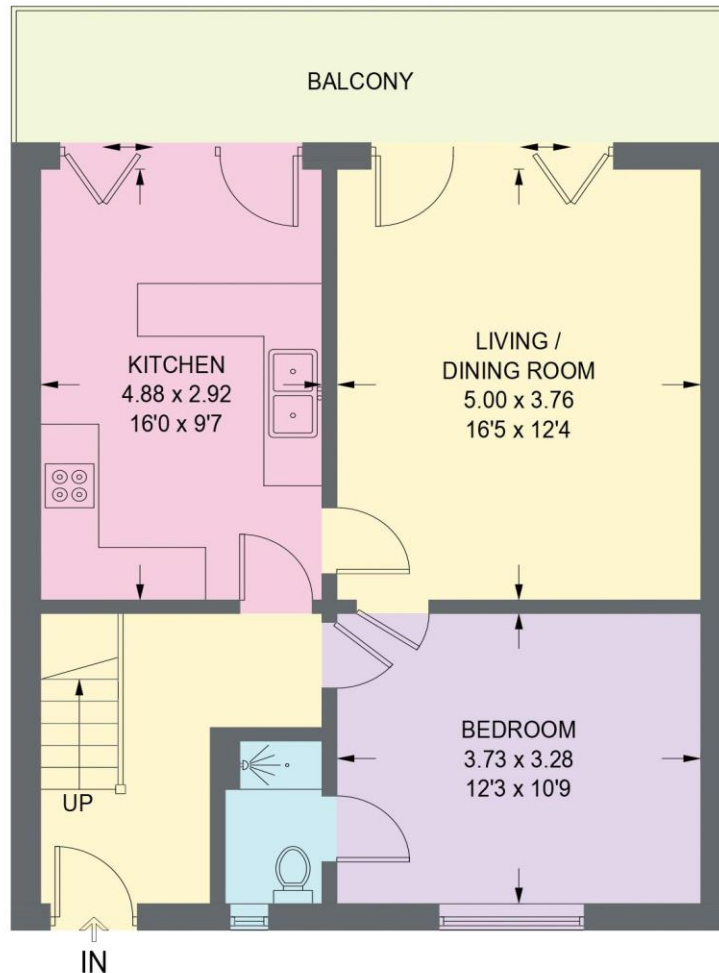
- High Quality Fixtures And Fittings
- Viewing Essential
- No Onward Chain
- Freehold
- EPC - D



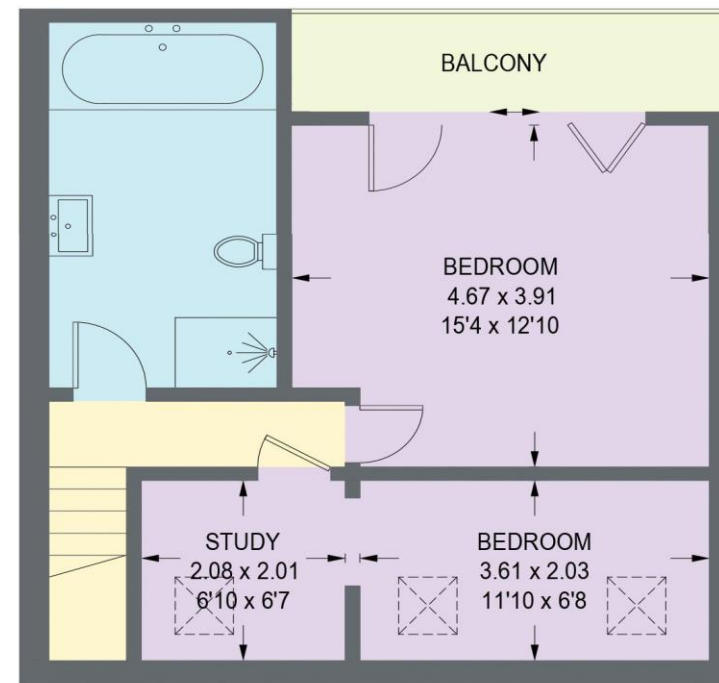


12 WOODVIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 100.9 SQ M / 1086 SQ FT



GROUND FLOOR
57.8 SQ M / 622 SQ FT



FIRST FLOOR
43.1 SQ M / 464 SQ FT

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

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868