







219 Hollinsend Road

Gleadless • Sheffield • S12 2EE

Guide Price £260,000 - £280,000

Effectively extended, generously proportioned 3-bedroom semi-detached property offering superb open plan living space with bifold doors overlooking an enclosed, attractive rear garden. Fabulous family home, creating versatile accommodation filled with natural light. Benefits from driveway, combination gas central heating and double glazing. The ground floor comprises of a cosy lounge styled with elegant décor & modern feature fireplace. A recent extension provides a fabulous open plan living space, creating the hub of the home, complemented by bifold doors which infuse the enclosed rear garden & patio. The modern kitchen is fitted with gloss units topped with contrasting quartz worktops and finished with an impressive solid oak floor. A separate utility room provides WC and cloakroom storage. The first floor comprises of 3 bedrooms, 2 double bedrooms and a smaller third, all beautifully presented. A modern family bathroom is equipped with 3-piece white suite, chrome heated towel rail, rainfall shower and stylish tiling. Externally a generous driveway provides parking for multiple vehicles. At the rear is an attractive, enclosed rear garden designed laid with artificial lawn and raised, composite decked patio, surrounded by established hedging and fencing. Hollinsend Road is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, Crystal Peaks Shopping Centre and Drakehouse Retail Park, within walking distance of Supertram links.





- Effectively Extended Semi Detached Property
- Generously Proportioned Open Plan Living Space
- 3 Bedrooms & Modern Bathroom
- Contemporary Kitchen & Separate Utility
- Cosy Lounge with Feature Fireplace
- Attractive Enclosed Rear Garden
- Combination Boiler & Double Glazing
- Off Street Parking
- Freehold

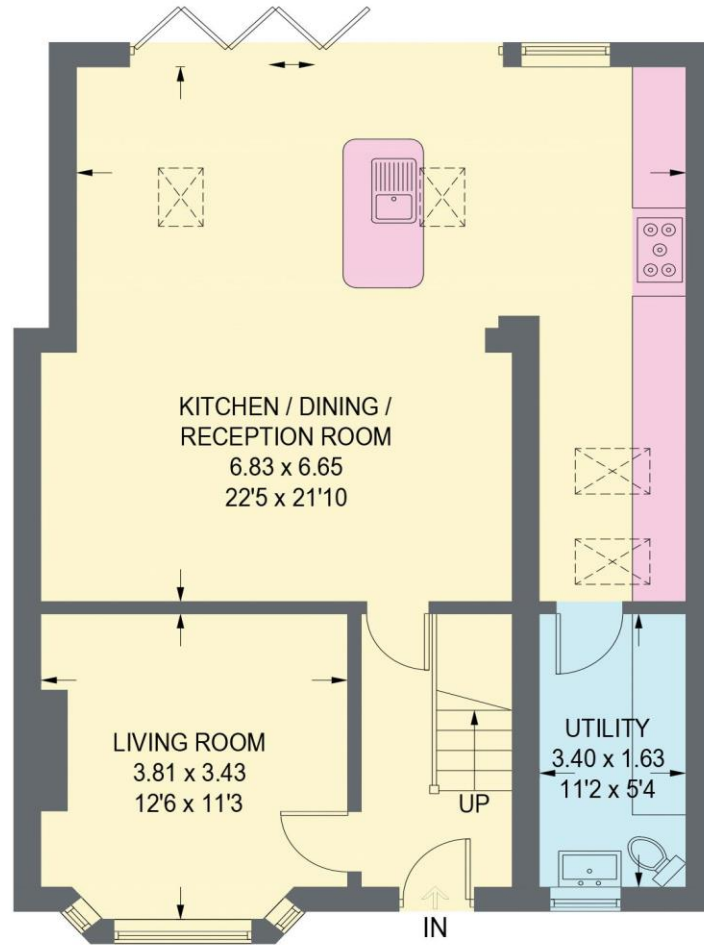


219 HOLLINSEND ROAD

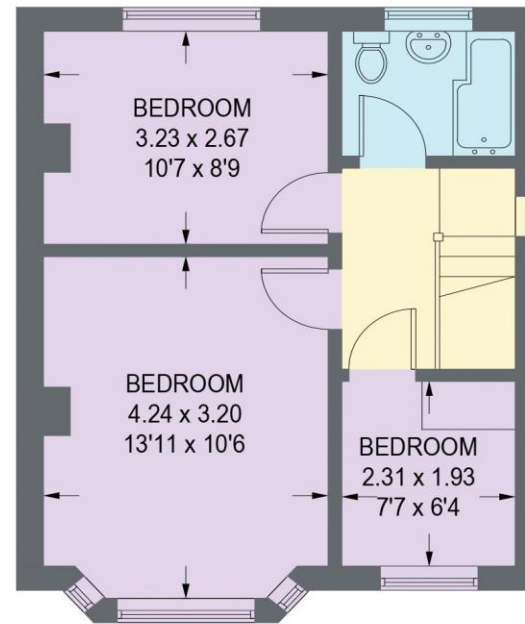
APPROXIMATE GROSS INTERNAL AREA = 110.2 SQ M / 1186 SQ FT

SHED = 15.7 SQ M / 169 SQ FT

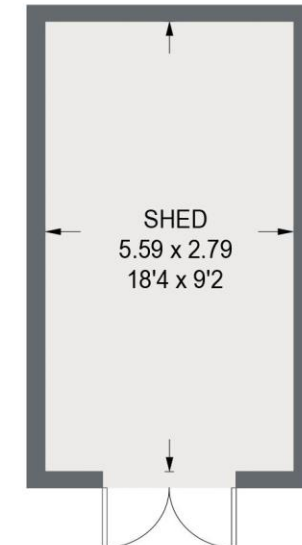
TOTAL = 125.9 SQ M / 1355 SQ FT



GROUND FLOOR
74.1 SQ M / 798 SQ FT



36.1 SQ M / 388 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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