







## 63 Bower Road

Crookesmoor • Sheffield • S10 1ER

Asking Price £495,000

Sympathetically maintained to retain its original period features, this beautifully presented 4-bedroom family home combines character with modern comfort. The property offers generously sized rooms, warm and contemporary décor, and a low-maintenance, enclosed rear garden. Benefits from gas central heating, partial underfloor heating, log burner and double glazed wooden sash windows. Freehold. The entrance hall immediately conveys a sense of warmth and style, with rich parquet flooring, bold contemporary tones, and charming original features that hint at the home's history. The bay-fronted living room exudes homeliness and character, featuring a welcoming log burner, soft natural carpet, deep skirting boards, decorative coving, and a delicate ceiling rose. Adjoining this is a sleek, contemporary dining kitchen, awash with natural light and fitted with high-gloss units, Corian worktops, and integrated appliances—perfect for family life and entertaining. Additional freestanding appliances are available via separate negotiation. A versatile snug or office on the ground floor benefits from dual-aspect windows and views of the garden, providing a peaceful retreat. Upstairs, three generous double bedrooms offer comfort and style, each decorated in neutral tones that complement the original period charm. The top floor presents a flexible space, ideal as a fourth bedroom or additional living area, with built-in storage and a Velux window that fills the room with light. A modern family bathroom blends contemporary style with traditional elegance, featuring a three-piece white suite, partial tiling, and original wooden panelling. Outside, the property boasts an attractive front entrance and a low-maintenance, enclosed rear garden with flower beds and established planting, creating a serene outdoor space for relaxing or entertaining. The location offers excellent access to local shops, cafés, universities and hospitals, together with strong transport links into Sheffield city centre. Situated within walking distance of Crookes, Broomhill and the University of Sheffield, the property is well placed for a wide range of amenities and green spaces.





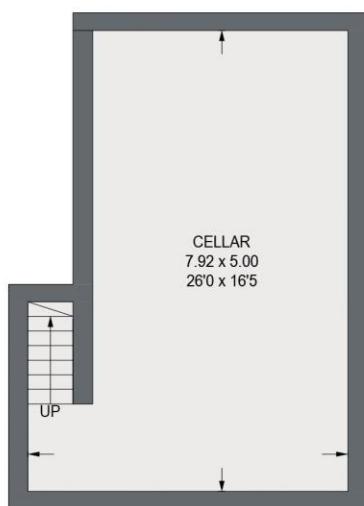
- Period Family Home in Crookesmoor, S10
- 4 Double Bedrooms
- Modern Kitchen & Bathroom
- Sympathetically Maintained & Restored
- Original Period Features
- Double Glazed Wooden Sash Windows
- Partial Underfloor Heating
- Enclosed Low Maintenance Rear Courtyard
- Freehold
- Council Tax Band C, EPC Rating D



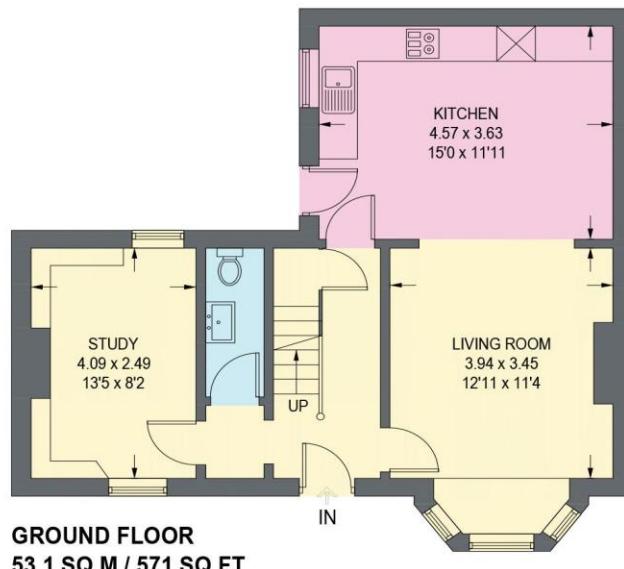


# 63 BOWER ROAD

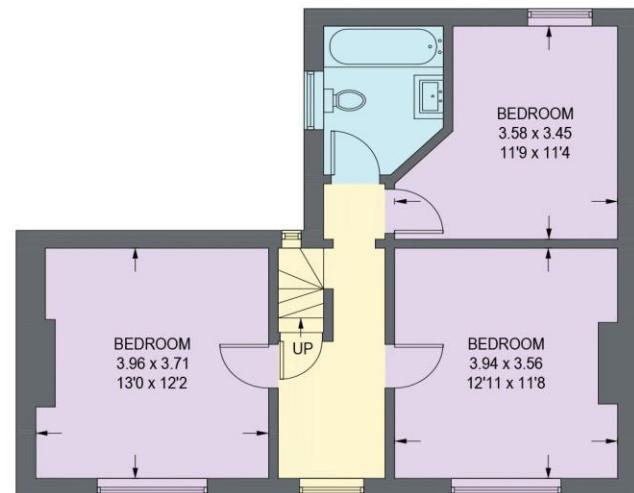
APPROXIMATE GROSS INTERNAL AREA = 124.1 SQ M / 1335 SQ FT  
CELLAR = 34.5 SQ M / 372 SQ FT  
TOTAL = 158.6 SQ M / 1707 SQ FT



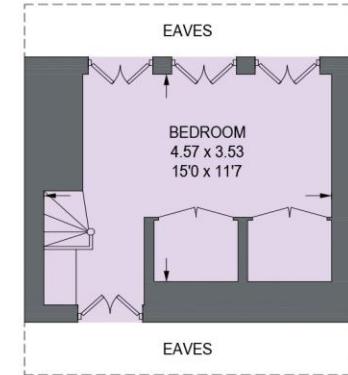
**CELLAR**  
34.6 SQ M / 372 SQ FT



**GROUND FLOOR**  
53.1 SQ M / 571 SQ FT



**FIRST FLOOR**  
52.8 SQ M / 568 SQ FT



**SECOND FLOOR**  
18.2 SQ M / 196 SQ FT

Illustration is for identification purposes only,  
measurements are approximate, not to scale.  
(IDMAP-2025)



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