











## 206 Psalter Lane

Brincliffe • Sheffield • S11 8UT

Guide Price £500,000 - £525,000

A beautiful and generously proportioned four double bedroom period terraced family home, located on a highly sought-after road in the heart of S11. Retaining a wealth of original features and period charm, the property offers flexible accommodation arranged over three levels and is tastefully presented throughout. Situated within a conservation area, the home benefits from wooden sash windows, gas central heating, and both front and rear gardens. The property opens into a welcoming inner hallway, leading through to two separate reception rooms. To the front, a cosy lounge creates a warm and homely feel, featuring a log burner, period detailing, varnished wooden flooring, and attractive décor. To the rear is a flexible dining or second reception room, enhanced by double sash windows and a further log burner, making it ideal for entertaining. The recently installed modern kitchen offers a generous range of matte-finish units complemented by wood-effect worktops and a full range of integrated appliances, including an oven, microwave, dishwasher, and washing machine. Multiple windows and a rear door flood the space with natural light and provide direct access to the garden. To the first floor are two well-proportioned double bedrooms, both beautifully presented with wooden sash windows, neutral décor, and carpeting. The family bathroom is stylishly appointed, featuring a walk-in rainfall shower, bath, hand wash basin, and a separate WC. Stairs rise to the second floor, which provides two further double bedrooms and a generous storage area on the landing. This space offers excellent potential to create an additional shower room, subject to the necessary consents. There is also access to the eaves, providing further storage. Externally, the front garden offers privacy from the road, while a secure gated passageway leads to an enclosed and private rear garden, designed with a stone terrace and softened by established planting, a perfect space for outdoor relaxation and entertaining. Psalter Lane is an extremely popular address within the Conservation Area, well served by local shops and amenities in Sharrow Vale, Ecclesall Road, and Nether Edge. The area is renowned for its highly regarded local schools, nearby parks and recreational facilities, excellent public transport links, and convenient access to the City Centre, hospitals, universities, and the train station.









- Larger Sized Edwardian Terrace
- 4 Double Bedrooms
- Modern Bathroom & Separate WC
- 2 Spacious Reception Rooms
- Recently Installed Kitchen with Appliances
- Retaining Period Features & Charm
- Convenient, Popular Location
- Private Enclosed Rear Garden
- Leasehold
- Council Tax Band C, EPC Rating D







# 206 PSALTER LANE

APPROXIMATE GROSS INTERNAL AREA = 142.6 SQ M / 1534 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 159.1 SQ M / 1712 SQ FT

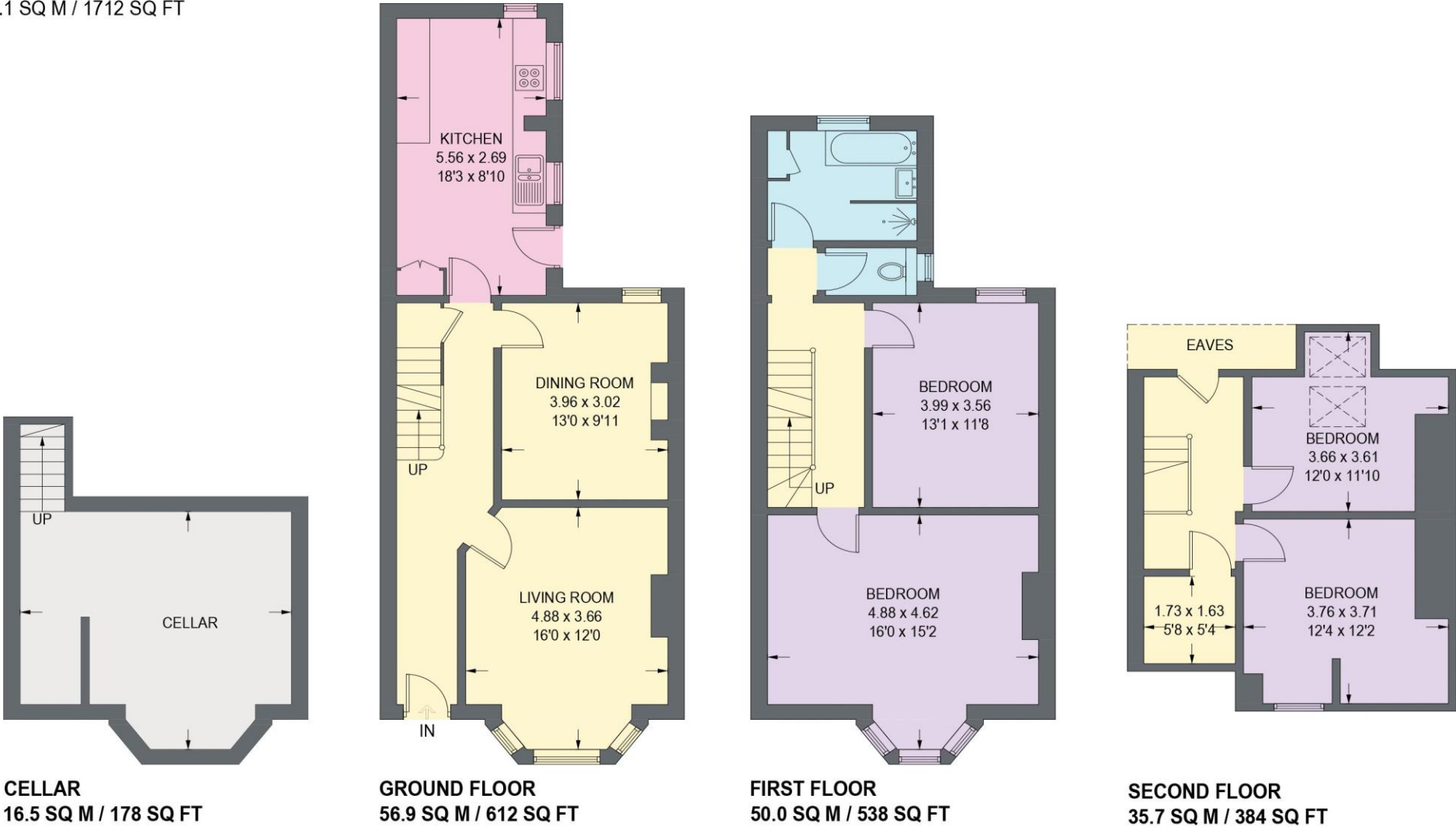


Illustration is for identification purposes only, measurements are approximate, not to scale.  
(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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