







## 10 Linden Avenue

Woodseats • Sheffield • S8 0GA

Guide Price £495,000 - £525,000

Considerably improved by recent owners is an attractive 4-bedroom Edwardian semi-detached house situated on a highly sought-after tree lined road. Accommodation measuring an impressive 1,876 sq. ft to include the basement rooms. Retains period features enhanced by stylish décor, complemented by a recently installed modern kitchen. Benefits from gas central heating, partial double glazing and a security alarm. Freehold. On the ground floor, there is an entrance lobby with a door into the reception hall, having high ceiling, period features and stairs to the first floor. The bay window lounge is generous in size with a pleasant outlook and log burner creating cosy atmosphere. A wide opening lead through into the dining room, with a continuation of the warm, neutral tones and Amtico flooring, offering a garden outlook. The off-shot kitchen has been replaced by current owners for a bold, shaker design, topped with solid wooden worktops, Belfast sink and range of integrated appliances. A side door leads into the garden and an internal door leads down to the basement, consisting of a range of cellars, the rear room having a window and radiator. There is scope for conversion, subject to consents. On the first and second floor, there are four beautifully presented bedrooms, two being on the first floor and two on the second floor. The front master bedroom on the first floor is generous in size, a stunning, elegant room, light and airy, complemented by period fireplace and bespoke built in storage. The attic bedrooms provide the potential to extend into the eaves, add a rear dormer and an en-suite if required, subject to consents. The off-shot bathroom is equipped with a modern white suite, finished with stylish tiling and separate WC. The rear bedroom and bathroom have impressive panoramic views. Outside, there is a lawned front garden with borders and an adjoining driveway. At the rear is a lawned garden with borders, patio and raised decked terrace to take full advantage of the views. Linden Avenue is a beautiful road with numerous character properties, well-placed for local shops and amenities, schools, recreational facilities and access links to the city centre, hospitals, universities, train stations, motorway and the Peak District.





- Edwardian Semi-Detached House
- 4 Bedrooms & Family Bathroom
- Far Reaching Panoramic Views
- Recently Installed Modern Kitchen
- Open Plan Living Area with Log Burner
- Highly Sought-After Tree Lined Road
- Panoramic Views
- Generous Garden & Decked Terrace
- Freehold
- Council Tax Band D, EPC Rating D



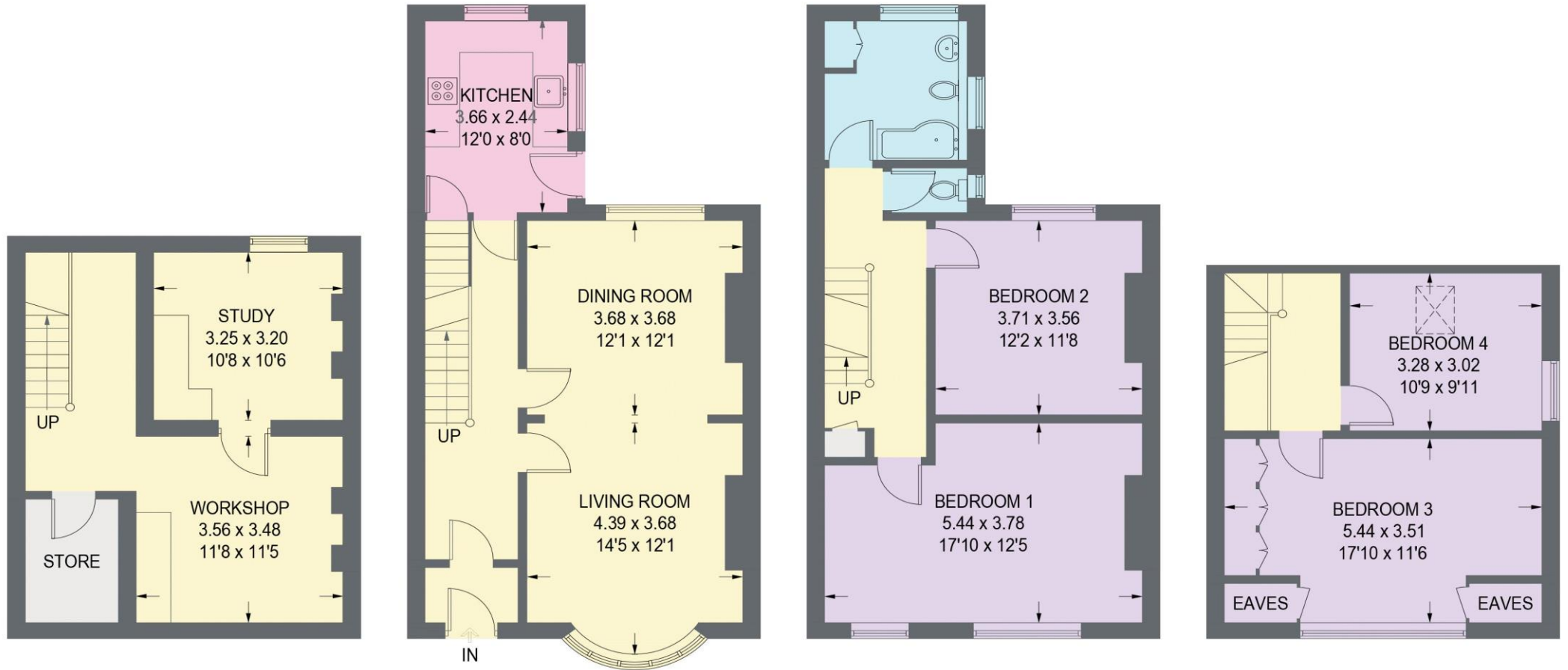


# 10 LINDEN AVENUE

APPROXIMATE GROSS INTERNAL AREA = 139.4 SQ M / 1501 SQ FT

CELLAR = 38.4 SQ M / 413 SQ FT

TOTAL = 177.8 SQ M / 1914 SQ FT



**CELLAR**  
38.4 SQ M / 413 SQ FT

**GROUND FLOOR**  
52.2 SQ M / 562 SQ FT

**FIRST FLOOR**  
51.0 SQ M / 549 SQ FT

**SECOND FLOOR**  
36.2 SQ M / 390 SQ FT

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

(IDMRP2025)



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