







13 Ryegate Road

Crosspool • Sheffield • S10 5FA

Asking Price £350,000

Situated on the ever-popular Ryegate Road in the heart of Crosspool, this three-bedroom semi-detached home offers an excellent opportunity for a growing family to create their ideal home. Requiring general updating throughout, the property provides fantastic potential to put your own stamp on a well-proportioned home in one of Sheffield's most desirable family locations. The property benefits from an excellent school catchment, including the highly regarded Tapton School, and is conveniently positioned close to the Royal Hallamshire Hospital, Sheffield Children's Hospital, the universities and a wealth of local amenities. The property is entered via a front porch into a welcoming entrance hallway with useful under-stairs storage. To the front is a bright and spacious bay-fronted living room featuring a character fireplace, while to the rear is a second reception room, ideal as a formal dining room or offering exciting potential to create a large dual-aspect open-plan living space (subject to any necessary consents). The kitchen is in need of modernisation and benefits from a pantry, a rear access door and space for a range of appliances. While storage is currently limited, there is scope to redesign the space to suit modern family living. A side door provides direct access onto the driveway. To the first floor are three well-proportioned bedrooms, comprising a generous front-facing double bedroom, a second rear-facing double bedroom with built-in storage, and a third single bedroom which would make an ideal child's bedroom, nursery or home office, also benefiting from built-in storage. The bathroom is fitted with a bath and wash hand basin with tiled walls and built-in storage, while a separate WC adds further practicality for family life. There is also access to the loft space, which may offer further development potential, subject to the necessary permissions. Externally, the property enjoys a raised front garden creating privacy from the road, alongside a driveway providing off-street parking and leading to a detached garage at the rear. The generous rear garden is mainly laid to lawn and enclosed by established hedging and mature planting, creating a wonderful outdoor space for families. A hard-standing patio provides an ideal seating area, and there is potential to fully enclose the garden with fencing if desired. Ryegate Road enjoys a highly desirable position in the heart of Crosspool, one of Sheffield's most sought-after residential suburbs. The area is particularly popular with families thanks to its excellent selection of local amenities, green spaces and outstanding educational opportunities. The property falls within the catchment for the highly regarded Tapton School, rated Outstanding by Ofsted, together with a number of well-regarded primary schools. Crosspool's excellent independent shops, cafés and everyday amenities are all within easy walking distance, while the Royal Hallamshire Hospital, Sheffield Children's Hospital, the universities and the city centre are all easily accessible. With regular public transport links and the Peak District National Park just a short drive away, the location offers an excellent balance of city convenience and outdoor lifestyle.





- Semi Detached Family Home
- 3 Bedrooms & Bathroom
- Offering Fabulous Potential
- 2 Reception Rooms
- Popular Location in Crosspool, S10

- Excellent School Catchment
- Private Rear Garden
- Driveway & Detached Garage
- Lease 800 years from 25/03/1934 £4.50pa
- Council Tax Band C, EPC Rating D



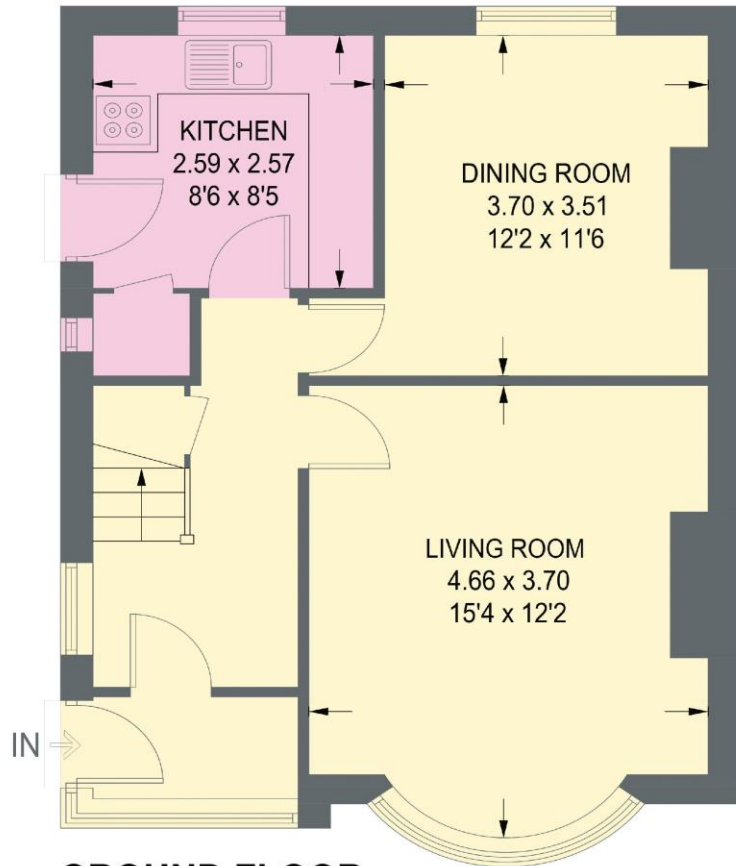


13 RYEGATE ROAD

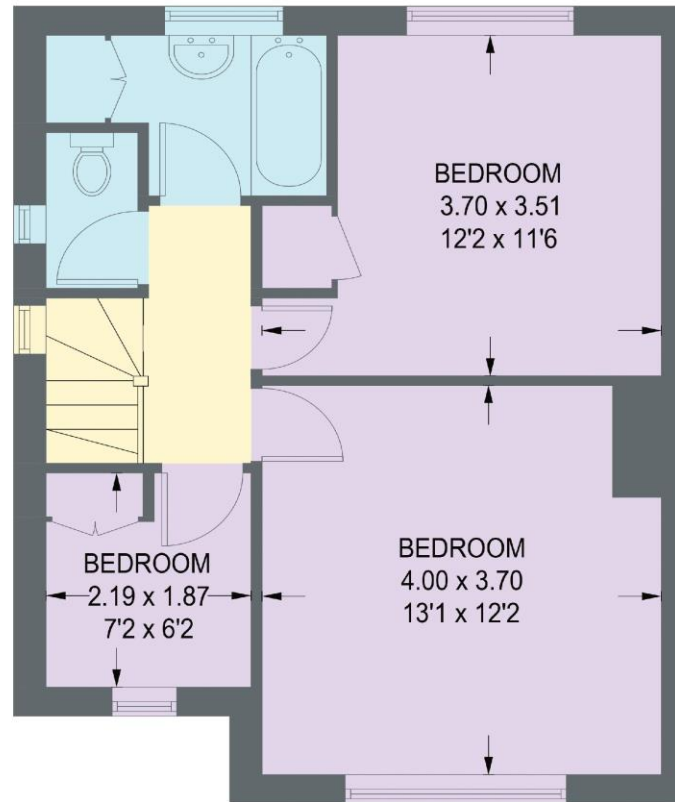
APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 918.6 SQ FT

GARAGE = 14.3 SQ M / 153.9 SQ FT

TOTAL = 99.7 SQ M / 1072.5 SQ FT



GROUND FLOOR
44.0 SQ M / 473.4 SQ FT



FIRST FLOOR
41.4 SQ M / 445.2 SQ FT

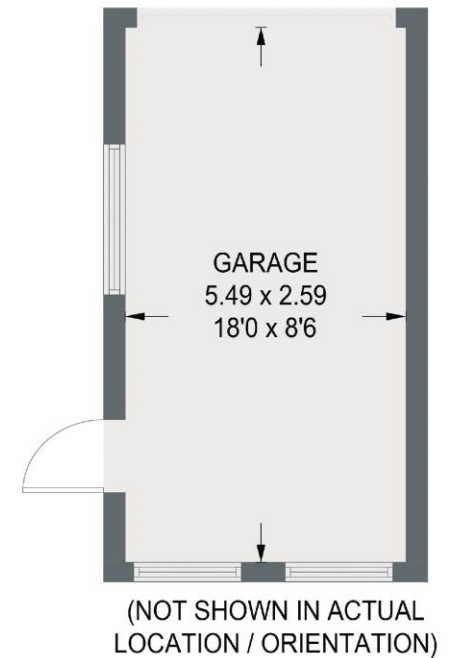


Illustration for identification purposes only,
measurements are approximate, not to scale.



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