







Sandygate Cottage

439 Sandygate Road • Sandygate • Sheffield S10 5UD

Guide Price £375,000 - £400,000

A charming stone built semi-detached house commanding an enviable position with a south facing garden and far-reaching views over the Mayfield Valley. Accommodation on three floors with the benefit of gas central heating run from a combination boiler, partial double-glazing, and a security alarm. Potential to upgrade, convert the loft space, and provide off-street parking, all subject to any necessary consents. Highly sought-after location in S10. Freehold. On the ground floor, you enter through a front door into an entrance lobby with a useful cloaks closet. There are two reception rooms, offering versatility, both with focal Living Flame gas fires. The rear reception room is currently used as the lounge and has a fitted cabinet and shelving to one alcove, a fabulous view at the rear, and a separate closet for storage, which houses the Vaillant combination boiler. Stairs from the ground floor lead down to the lower ground floor, comprising of a lobby with access to the rear garden, a cloakroom with a WC and wash basin, along with the kitchen and dining area. The latter has a range of fitted kitchen units, splash-back tiling, and a rear window. Included in the sale is an integrated oven, gas hob, and extractor. The is plumbing and space for a washing machine along with space for a fridge freezer. The kitchen in open plan design leads into the dining area, which is a cosy space with a wood floor and exposed stone walls, ideal for entertaining. Further, useful storage off the dining area. On the first floor, there is a landing with a ceiling hatch to the loft. Some of the neighbouring properties have converted the loft space to create more bedrooms and bathrooms. This offers exciting potential, subject to any required consents. There are currently two bedrooms comprising of a generous size, rear, double, main bedroom, with wardrobes, and far reaching, south facing views. The second bedroom is a front bedroom and adjoins a generous size bathroom, having a shower over the bath with a glass screen, a vanity wash basin, WC, and bidet. Useful storage cupboard. Outside, the property is set back from the road, behind a stone wall and gated entrance. The front garden has a storage facility, which is included in the sale. There is the potential to create a front driveway/parking, subject to consents. At the rear is a lovely, south facing, lawned garden, with planted borders and a patio. The shed is included in the sale. Sandygate Cottage commands an enviable position, well-served by local shops and amenities in Ranmoor, Crosspool, and Fulwood, highly regarded schools, recreational facilities including Hallamshire Golf Club, and public transport with excellent links to the hospitals, universities, city centre, train station as well as the Peak District.



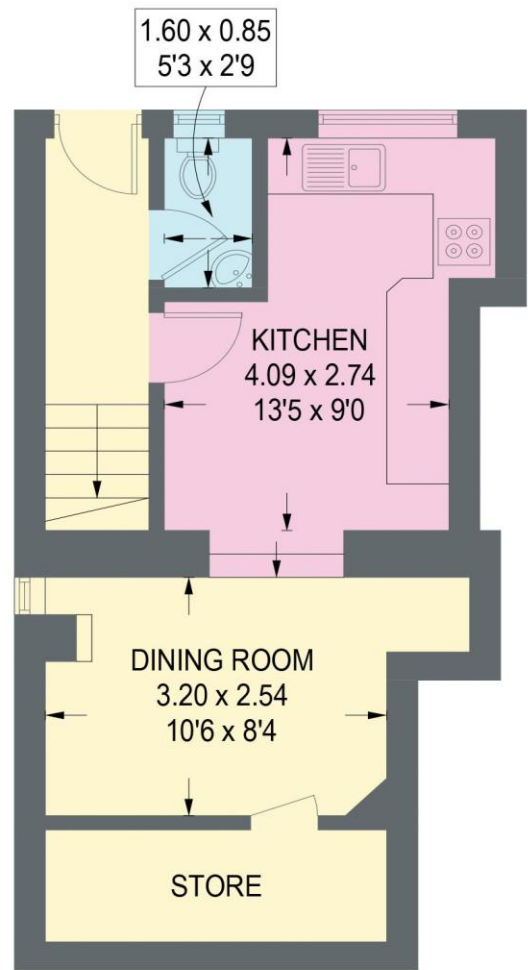


- Charming Stone Semi-Detached House
- Accommodation over 3 Floors
- Fabulous Mayfield Valley Views
- South Facing Lawned Garden
- 2 Bedrooms
- Potential to Convert Loft
- GCH, Partial D/G & Alarm
- Needs General Updating
- Potential to Create Driveway
- Freehold

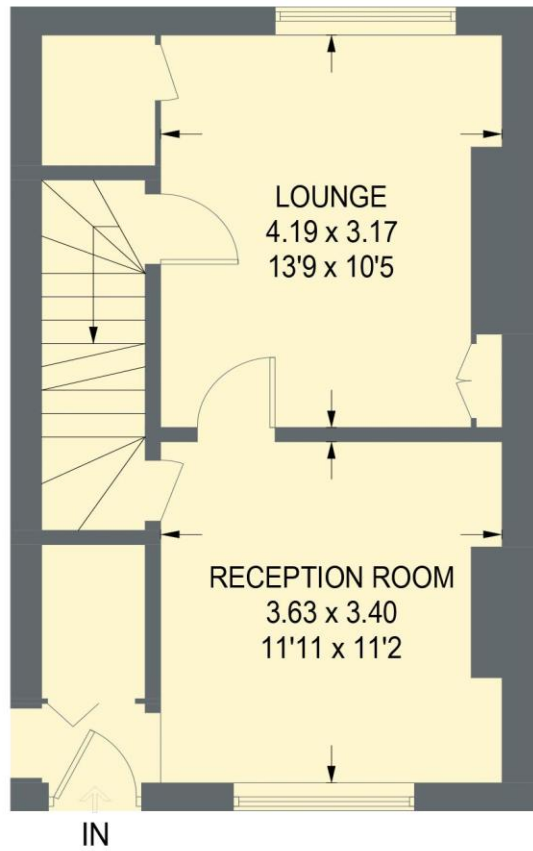


439 SANDYGATE ROAD

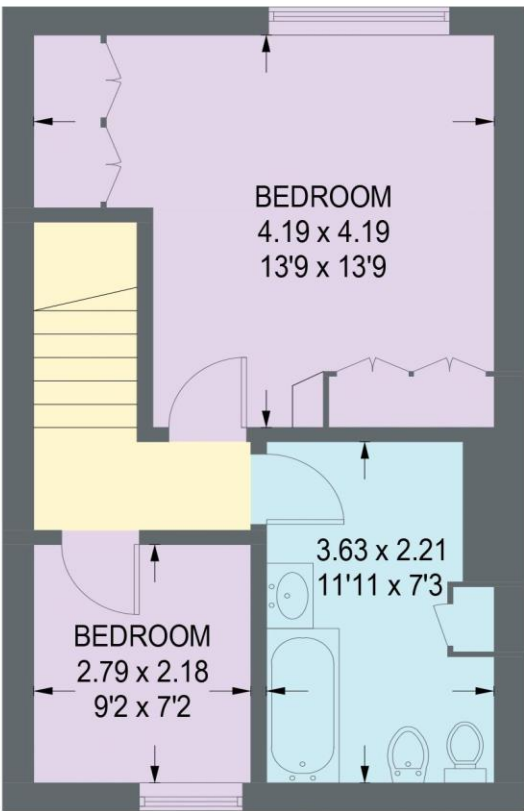
APPROXIMATE GROSS INTERNAL AREA = 103.9 SQ M / 1118 SQ FT



LOWER GROUND FLOOR
32.6 SQ M / 351 SQ FT



GROUND FLOOR
35.7 SQ M / 384 SQ FT



FIRST FLOOR
35.6 SQ M / 383 SQ FT

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

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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