







## 53 Bartle Road

Gleadless • Sheffield • S12 2QP

Guide Price £425,000 - £450,000

Situated on a quiet no through residential road, Bartle Road is a beautifully presented four double bedroom family home, offering generous living space, a modern interior, and an abundance of natural light throughout. Designed with family living in mind, the property combines style, comfort, and versatility in equal measure. The home opens into a practical tiled front porch, leading through to a welcoming hallway featuring stylish Khan Dean flooring, under stairs storage, and a convenient cloakroom area. The ground floor living space is particularly impressive, an expansive open plan dual aspect layout that provides exceptional flexibility for modern family life. A cosy living room area with soft carpeting flows seamlessly into a rear dining and family space with Khan Dean flooring, all enjoying a bright and airy feel and overlooking the garden. French doors open directly onto the patio, creating a wonderful indoor outdoor connection and making this space ideal for entertaining or relaxing. A contemporary shower room with WC is also conveniently located within this area. The kitchen is finished to a high standard, featuring a sleek two tone monochrome design with tiled splashbacks, LED lighting, and luxurious granite worktops. Integrated Siemens appliances include an oven and grill combination, induction hob with extractor, full size fridge, separate freezer, washing machine, and dishwasher, perfectly suited for modern living. Upstairs, a striking glass and oak balustrade staircase leads to four well proportioned double bedrooms. Three bedrooms benefit from bespoke fitted wardrobes, while the fourth is currently used as a home office but can easily function as an additional double bedroom. The family bathroom is beautifully appointed with a contemporary white suite, stylish tiling, and a rainfall shower over the bath. The landing also offers a useful storage cupboard and access to the loft space. Externally, the property boasts excellent kerb appeal, with a well maintained front garden and a driveway providing off street parking for two vehicles leading to integral garage. To the rear, the landscaped garden is a true highlight, featuring a patio seating area, an immaculately kept lawn, and planted borders with established hedging and mature planting, creating a private and peaceful setting perfect for families and outdoor enjoyment. Bartle Road is well positioned within a popular Sheffield suburb, known for its strong sense of community and family friendly atmosphere. The area benefits from highly regarded local schools, convenient access to everyday amenities, and excellent transport links into Sheffield city centre, as well as connections to the Peak District for outdoor pursuits. With nearby parks, shops, and commuter routes all within easy reach, this location is particularly well suited to growing families seeking both convenience and a high quality of life.





- Stunning Detached Family Home
- 4 Double Bedrooms
- Modern Kitchen & Bathroom
- Generous Living Space & Modern Interior
- Ground Floor Wet Room

- Open Plan Flexible Living Area
- Beautiful Landscaped Gardens
- Driveway & Integral Garage
- Lease from 1966 for a term of 200 years
- Council Tax Band D, EPC Rating C



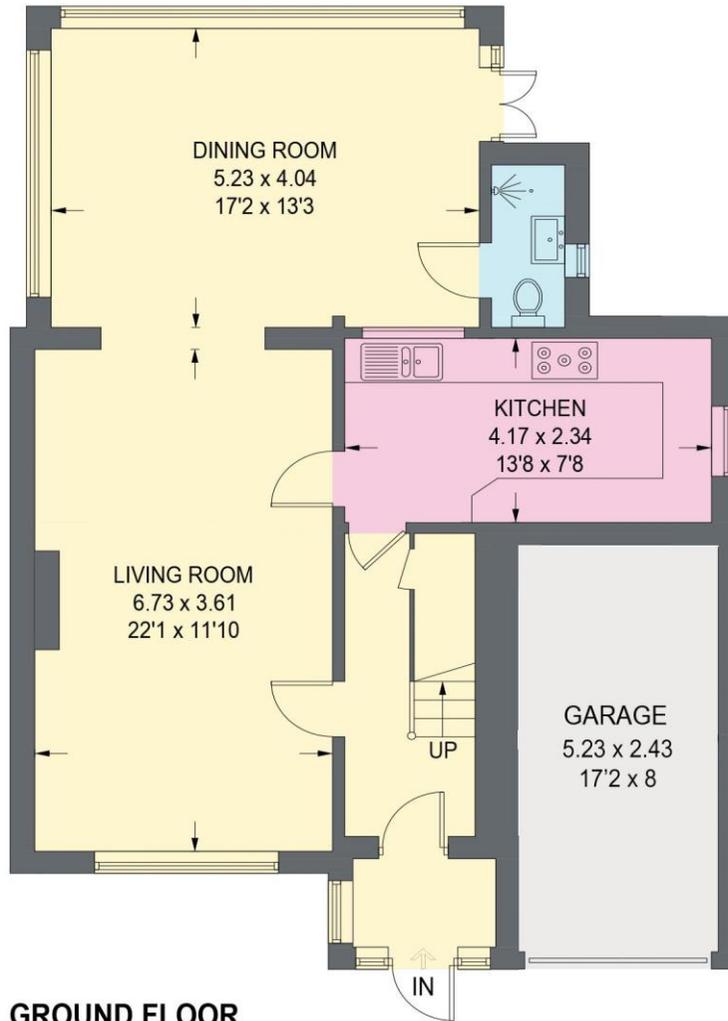


# 53 BARTLE ROAD

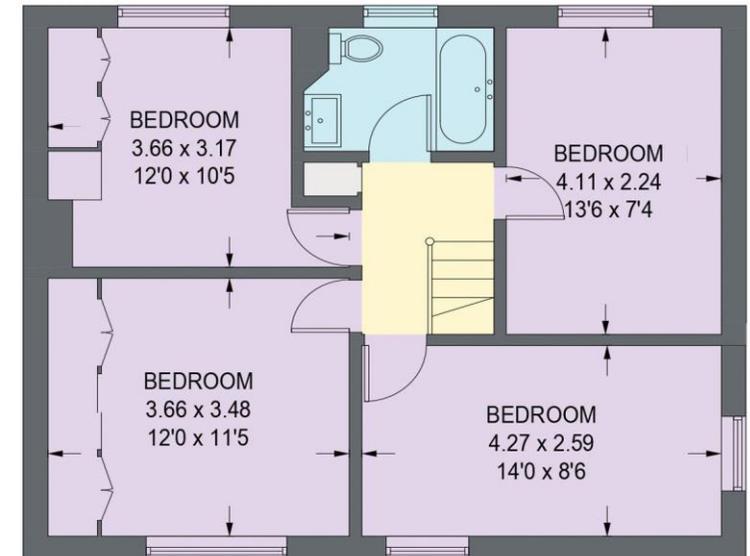
APPROXIMATE GROSS INTERNAL AREA = 129.5 SQ M / 1394 SQ FT

GARAGE = 12.7 SQ M / 136 SQ FT

TOTAL = 142.2 SQ M / 1530 SQ FT



**GROUND FLOOR**  
**75.4 SQ M / 811 SQ FT**



**FIRST FLOOR**  
**54.1 SQ M / 582 SQ FT**

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

(IDMRP2025)



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