

72, Psalter Lane, Sheffield, S11 8YQ

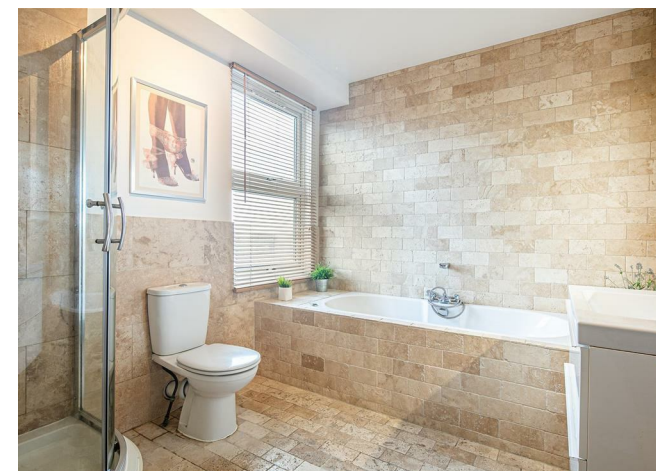
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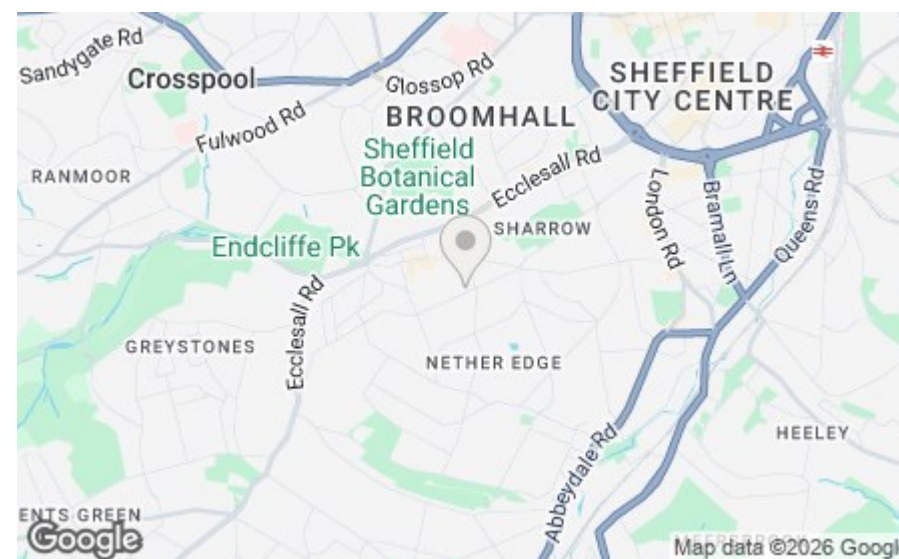
Description

A superbly presented, five bedroom, Edwardian semi detached villa with a fabulous range of accommodation, extending to over 2289 square feet, laid out over three floors. This lovely home has been extended at the rear to give the kitchen better proportions and also a link through to the versatile third reception area. The property blends original features such as ornate covings, high ceilings and deep skirting boards with more contemporary finishes that have been added by the current owners. The results are very pleasing on the eye and make for a fabulous place to live. This gorgeous home is also complemented by its excellent location, within the very fashionable and leafy neighbourhood of Brincliffe, close to the cosmopolitan areas of Sharrowvale and Nether Edge Village which both host seasonal farmers markets and have a great range of independent bars, bistros, boutiques, cafes and restaurants. The location is also ideal for those wishing to commute into town or the main city hospitals and universities, all of which can be found within a short walk or bus ride. Due to the excellent local amenities this is probably one of the cities most vibrant places to live and there are also highly regarded schools for the family market and a number of parks combine to provide park runs, festivals and scenic riverside walks into the glorious surrounding countryside of The Peak Park.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Five bedrooms including four good doubles.
- Three lovely reception areas providing ample space for a large family.
- Stunning, open plan dining kitchen with central island, with separate utility room
- Two bathrooms and a ground floor W.C.
- Reception hall with access to the cellars.
- Fantastic location close to local shops, pubs, restaurants, cafes and reputable schooling for all age groups.
- Large rear garden with timber deck, lawn and basketball area.
- 800 year lease from 1907 at an annual ground rent of £4.10 and Council Tax Band E.
- Gas central heating, double glazing and modern building regs in the extension combine to create an EPC rating of D66.







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