







29 Cockayne Place

Sheffield • South Yorkshire • S8 9DG

Guide Price £230,000 - £245,000

Situated on a popular residential road in the heart of S8, this deceptively spacious two double bedroom, two bathroom end-terrace home offers a unique layout that maximises every inch of available space. Benefiting from additional accommodation above the passageway, the property has been cleverly reconfigured to create a superb principal bedroom with ensuite facilities, setting it apart from many similar homes within this sought-after terrace row. Accessed via a communal passageway and side entrance, the property opens into a beautifully presented bay-fronted living room. Finished with bold contemporary décor, picture rails, wood-effect flooring, made-to-measure blinds and a modern feature fireplace, the room offers a warm and inviting living space with plenty of character. To the rear is a generously proportioned open-plan dining kitchen, providing excellent space for both entertaining and everyday family life. The dining area is finished with neutral décor and contrasting ceramic tiled flooring, whilst also benefitting from a useful understairs storage cupboard and direct access to the rear garden. The adjoining kitchen is fitted with a range of modern gloss wall and base units, complemented by solid wood worktops and brick-effect tiled splashbacks. Integrated appliances include an oven, gas hob with extractor hood and decorative glass splashback, fridge freezer and dishwasher, with additional space and plumbing for a washing machine. Contemporary downlighting and a stylish column radiator complete the space. The first floor reveals the property's standout feature. Making full use of the additional accommodation above the passageway, the impressive principal bedroom enjoys two front-facing windows, fitted sliding wardrobes and attractive contemporary décor. A doorway leads directly into a well-appointed ensuite shower room with complementary tiling. Also on the first floor, a substantial walk-in storage cupboard provides excellent additional storage and access to the loft space. The second bedroom is a good-sized double room positioned to the rear, enjoying pleasant views over the garden and presented in soft neutral tones. Completing the accommodation is a spacious family bathroom, beautifully fitted with a freestanding bath, separate walk-in rainfall shower, feature pebble-effect walling and wood-effect flooring, creating a luxurious and relaxing environment. Externally, the enclosed rear garden is accessed via the communal passageway and offers excellent potential to create a private outdoor retreat. The garden currently comprises a timber decked seating area and raised stone patio, enclosed by a combination of brick walling and fencing, providing a secure and low-maintenance space ideal for outdoor entertaining. Cockayne Place enjoys a convenient position within this highly sought-after part of Sheffield's S8 district. A wide range of independent cafés, bars, restaurants and shops can be found nearby in Woodseats and along Abbeydale Road, while excellent transport links provide straightforward access to Sheffield City Centre. Well-regarded local schools, parks and green spaces further enhance the area's appeal, making this an ideal home for professionals, couples and young families alike.





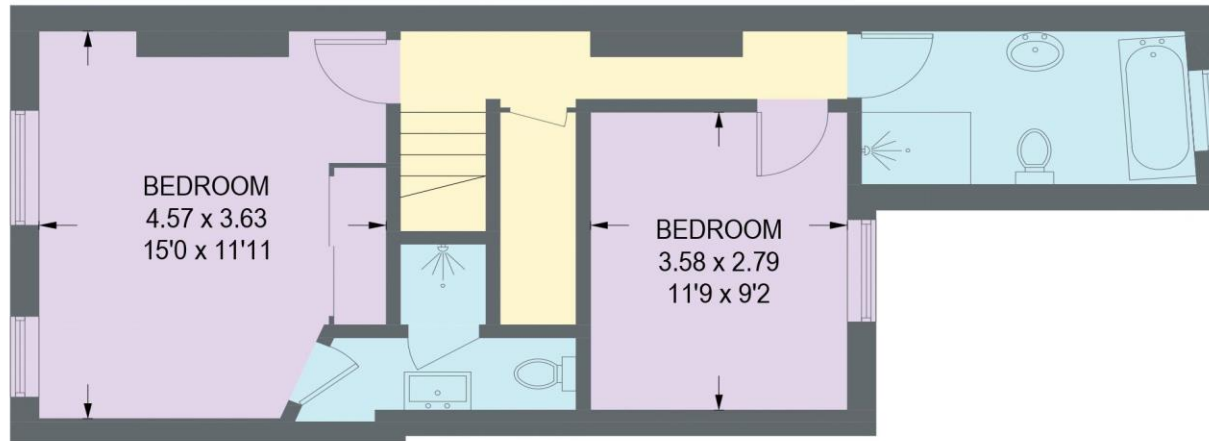
- Stunning End Terrace
- 2 Double Bedrooms
- Stylish Modern Decor
- Modern Fitted Kitchen
- Superb Double Bedroom with Ensuite
- Contemporary Bathroom
- Popular, Convenient Location in S8
- Low Maintenance Enclosed Garden
- 800 Year Lease from 25/09/1901 £2pa
- Council Tax Band A, EPC Rating D



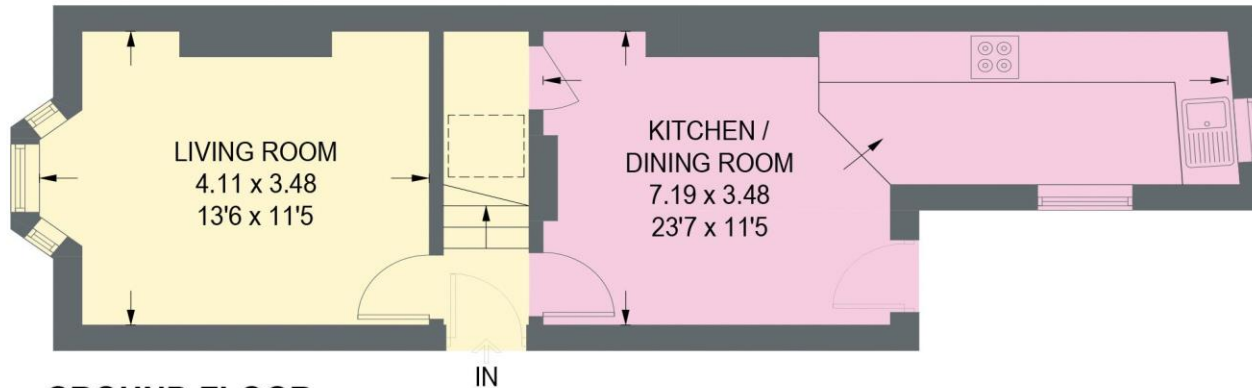
29 COCKAYNE PLACE

APPROXIMATE GROSS INTERNAL AREA = 81.3 SQ M / 875 SQ FT

 = REDUCED HEAD HEIGHT BELOW 1.5M



FIRST FLOOR
44.7 SQ M / 481 SQ FT



GROUND FLOOR
36.6 SQ M / 394 SQ FT

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



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