







14 Harbord Road

Sheffield • South Yorkshire • S8 0BB

Asking Price £350,000

Ideally positioned on a quiet no-through road just a stone's throw from Graves Park, this beautifully presented four-bedroom family home offers spacious, light-filled accommodation with a stylish and contemporary finish throughout. The property opens into a welcoming entrance hallway, leading through to a fabulous open-plan living and dining space, ideal for modern family living. This bright and airy room features a bay-fronted window with café-style wooden shutters, creating a warm and inviting atmosphere. The adjoining dining area enjoys views over the rear courtyard through a sash window, enhancing the sense of space and flow. The interior is tastefully decorated in warm, neutral tones with soft carpeting, offering a calm and cohesive feel. To the rear, the modern fitted kitchen is both practical and elegant, complete with granite worktops and a generous range of storage units. Integrated appliances include a Siemens oven and grill, induction hob, fridge freezer, washing machine, and dishwasher. French doors open directly onto the rear courtyard, seamlessly connecting indoor and outdoor living. A useful cellar provides excellent storage space, with potential for further development if desired. On the first floor, there is a spacious front-facing double bedroom featuring two sash windows and full-height fitted wardrobes. A second double bedroom overlooks the rear and includes built-in storage, while a third bedroom, currently used as a study, offers flexible accommodation. The contemporary bathroom is fitted with a stylish three-piece white suite, modern tiling, a shower over the bath, and a heated towel rail. The top floor hosts a generous fourth double bedroom, a peaceful and versatile space with storage within the eaves and a rear-facing Velux window. Externally, the property benefits from a private, low-maintenance rear courtyard. With panel fencing and attractive planting, it creates a tranquil, sun-filled outdoor space, perfect for relaxing or entertaining. Harbord Road in Sheffield's popular S8 district enjoys a convenient location just off Chesterfield Road, offering a wide range of local amenities including independent shops, cafés, and supermarkets within easy reach. The area benefits from excellent transport links to the city centre and surrounding areas, as well as access to nearby green spaces, making it a great choice for both families and professionals.



SIEMENS

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SIEMENS

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SIEMENS

MOREL & CHANDON





- Spacious Mid Terraced Family Home
- Stone's Throw from Graves Park
- 4 Bedrooms & Modern Bathroom
- Contemporary Fitted Kitchen
- Light & Airy Accommodation Over 3 Levels

- Superb Open Plan Living Area
- Popular Convenient Location in S8
- Enclosed Attractive Rear Garden
- Lease 800 years 29/09/1904 £3pa
- Council Tax Band B, EPC Rating TBC



14 HARBORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 158.0 SQ M / 1700 SQ FT (EXCLUDING EAVES)



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1294065)



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