



Vendors Comments

The house is really spacious and perfectly located. A 218 bus to Chatsworth House and Bakewell from Psalter Lane is just 2 minutes walk away. The Hallamshire Hospital and City Centre are also within a 25 minute walk or accessible via bus. The local food and pub scene locally is outstanding. One of our favourites has to be the Union Hotel run by Gareth (10-15minute walk along Cherry Tree Road), you won't find a better quiz, pint, burger and chips in Sheffield! Or try the Stags Head on Psalter Lane (5minute walk), excellent food and Thornbridge ales with beer garden and large children's play area. Sharrowvale Road itself is nearby and bustling with activity and new developments such as the Dyson Place food and shopping court and the new M-EAT Smokehouse. Local parks such as Endcliffe and the Botanical Gardens aswell as Chelsea Park have been places we have enjoyed for over 25 years and will continue to do so in the future."

Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	73	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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4 Wayland Road, Sheffield, S11 8YE

Price £350,000

- Four good sized bedrooms
- High ceilings and original features
- Cellar
- Offered to the market with no upward chain
- Accommodation over 3 floors
- Vibrant area close to shops, cafes and restaurants
- Modern and stylish kitchen
- Deceptively spacious
- Rear access
- EPC Grade = C

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Situated in the sought-after area of Sharrow Vale, this impressive property enjoys a prime position within a vibrant and bustling neighbourhood, just a short distance from the city centre. Renowned for its independent shops, cafés, and lively atmosphere, the location is particularly popular with first-time buyers.

Offering over 1,300 sq ft of well-presented accommodation arranged across three floors, the property features four generous double bedrooms, providing ample space for families or professional sharers. There are two receptions and a modern and stylish kitchen. This spacious home boasts high ceilings, original features and is offered to the market with no upward chain and is freehold.

Additional benefits include a useful cellar, ideal for storage, and a rear yard with separate access, adding further practicality to this attractive home. EICR certificate valid until 18/06/2030



Council Tax Band: C

