







65 Hallam Grange Road

Sheffield • South Yorkshire • S10 4BL

Asking Price £450,000

Situated on a highly sought-after residential road, this spacious three-bedroom semi-detached family home offers bright accommodation, a generous plot and exciting potential to extend or further develop (subject to the necessary permissions). With excellent schools nearby and a superb garden setting, this is a wonderful opportunity to create a long-term family home. The property opens into a light and airy entrance hallway finished in neutral décor, providing useful under stairs storage and access to a convenient ground floor WC. To the front of the home is a bay-fronted living room, a welcoming space featuring a characterful fireplace, homely carpeting and cheerful décor. This flows seamlessly into the open-plan dining area, creating a flexible living and entertaining space. Sliding patio doors lead through to the conservatory, which enjoys lovely views over the private rear garden and offers an additional sitting area filled with natural light. The kitchen is positioned at the rear of the property and features a range of matching white units, generous worktop space and a large window overlooking the garden. It includes an integrated Neff oven and provides ample space for further appliances. A side door leads to the carport, while an internal door connects through to the conservatory, offering a practical layout for everyday family living. Upstairs, the main bedroom is front-facing and benefits from full-length fitted wardrobes, a matching dressing table area and built-in drawers, creating excellent storage. To the rear is a second double bedroom with fitted storage and pleasant garden views. The third bedroom is a single room, ideal as a home office, study or nursery. The family bathroom is particularly spacious and fitted with a white suite, including a bath, separate shower cubicle, and a vanity unit incorporating the wash basin and WC. The room is partially tiled for a clean and practical finish. The first-floor landing provides access to the loft space via integral ladders, presenting exciting potential for a loft conversion should additional accommodation be desired (subject to planning and building regulations). Externally, the property enjoys an attractive front garden with a driveway leading to a carport and detached garage, providing ample off-road parking. To the rear is a generous and private garden, featuring a stone patio seating area, attractive dry-stone walling, a raised lawn, and borders filled with mature trees and planting, creating a peaceful outdoor space ideal for family life and entertaining. Hallam Grange Road is a popular, family-orientated location in Sheffield, well regarded for its friendly community atmosphere and excellent access to local amenities. The area is particularly sought after due to its well-respected schools, nearby green spaces and convenient access to local shops, transport links and the wider city. With a blend of suburban tranquility and everyday convenience, it is an ideal setting for growing families.





- Spacious Semi-detached Family Home
- 3 Bedroom & Family Bathroom
- Exciting Potential to Extend or Further Develop
- Open Plan Living / Dining Area
- Modern Kitchen & Garden Room
- Sought After Residential Location in S10
- Generous Private Rear Garden
- Driveway, Car Port & Garage
- Lease Started 24 June 1933, Term 800 years
- Council Tax Band D, EPC Rating D



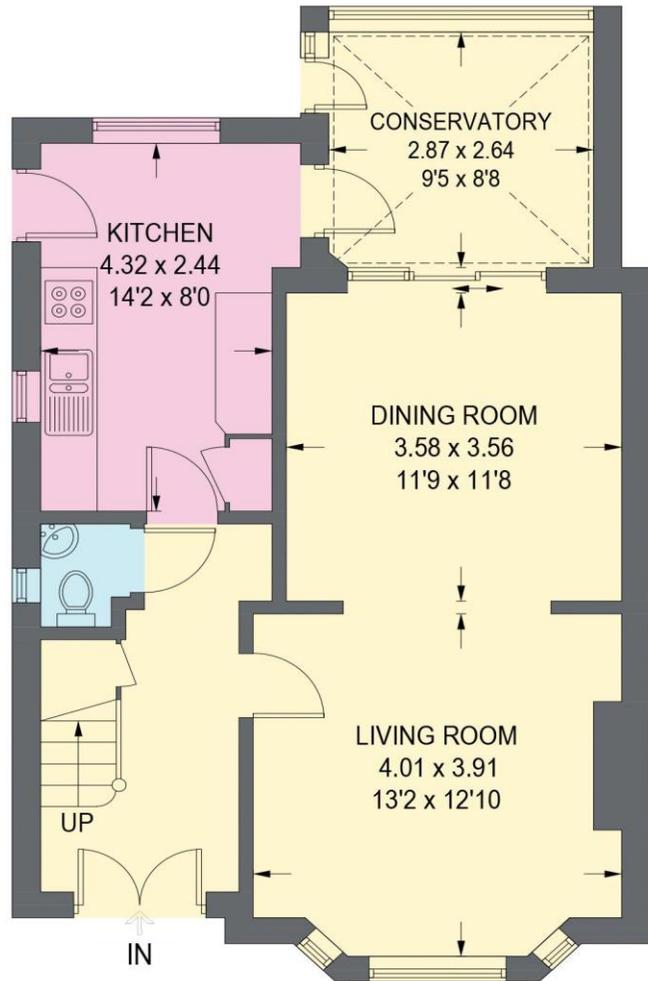


65 HALLAM GRANGE ROAD

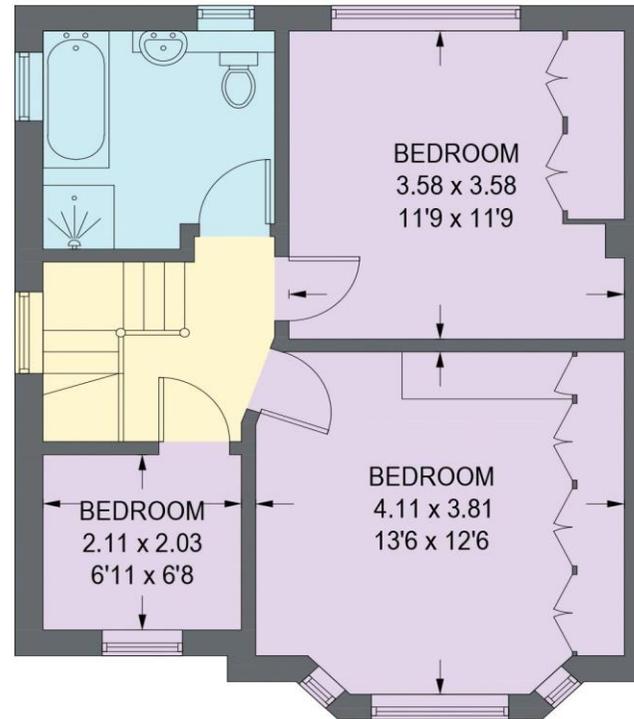
APPROXIMATE GROSS INTERNAL AREA = 104.9 SQ M / 1129 SQ FT

GARAGE = 16.8 SQ M / 181 SQ FT

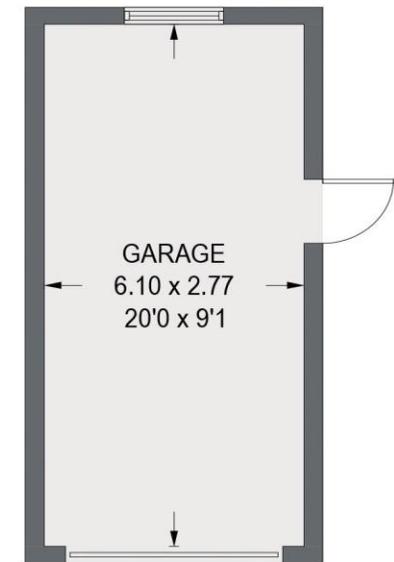
TOTAL = 121.7 SQ M / 1310 SQ FT



GROUND FLOOR
59.6 SQ M / 641 SQ FT



FIRST FLOOR
45.3 SQ M / 488 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

(IDMRP2025)



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