







16 Wayland Road

Sharrow Vale • Sheffield • S11 8YE

Guide Price £375,000 - £400,000.

A stunning, larger size, three double bedroom Victorian terrace house, refurbished to an impressively high standard. Beautiful, light, and airy interior over three floors, benefitting from having the floorspace over the passageway to create three larger size bedrooms, along with a double storey rear off-shot. Comprehensively refurbished with an eye for detail to include a new roof, re-wire, new pipework, and radiators run off a combination boiler, new windows, replastered, tastefully decorated throughout, with new flooring throughout, all finished with a fabulous open plan kitchen, a designer bathroom, and a landscaped rear garden. Retains period features to create a stylish blend of period and new trending. Sought-after location. Vacant possession and no chain. One not to miss! A new composite entrance door opens into an entrance lobby with oak style doors, which continue through the house, and stairs to the first floor. The front lounge is a delightful, light, and airy room with period coving, new carpet, in-trend colours, a new, tall bay window, and a focal Victorian fireplace and tiled hearth. The dining room and off-shot kitchen has a popular open plan design to create the hub of the home, ideal for everyday use and entertaining. The colour scheme continues from the lounge, with a wood floor flowing into the kitchen, which has a range of newly fitted base and wall units, finished with a quartz effect worktop, brick shaped tiling and ceiling downlighters. Included in the sale is an integrated single oven, hob, extractor, dishwasher, fridge, and freezer. A wall unit houses the combination boiler, which is a couple of years old. A composite door opens onto the landscaped garden. Off the dining area is a door to the cellar head, which has been re-plastered, decorated, and carpeted to create useful storage space. Steps lead down to the storage cellar, offering scope for conversion in the future, subject to consents. On the first floor, there is a landing with new carpets and oak style doors, two double bedrooms, and an off-shot bathroom. Both the bedrooms are a larger size, benefitting from having the floorspace above the passageway, both being beautifully presented, both with Victorian fireplaces, the front room having a walk-in closet. The bathroom is a generous size too with a new white suite, finished with black, industrial style fittings. There is a bath with a shower attachment, a separate double shower enclosure, a vanity wash basin, and WC. There is a Herringbone wood effect floor and ceiling downlighters above. Stairs rise from the first-floor landing to the second floor where you find a wow main bedroom: spacious, with lots of natural light from front and rear Velux windows, in-trend décor, and a new carpet, leading into a front Dormer window, creating a nice study area for those working from home. Outside, there is a forecourt with planting, a gated shared passageway with security lighting, with a further gate into a landscaped rear garden with slat fencing to three sides for privacy, with a lawn, flagged patio and raised, planted border. Wayland Road commands an enviable location on a tree-lined road within a short walk of an array of independent cafes, shops, bars, and restaurants in Sharrow Vale. The area is well-served too by local schools, recreational facilities including Endcliffe Park and the Botanical Gardens, public transport and links to the City Centre, train station, hospitals, universities, and the Peak District. The property is leasehold with an 800 year lease from 1904 at an annual ground rent of £2.38. The Council Tax Band is B. EPC Rating TBC.





- Larger Size Victorian Terrace House
- 3 Double Bedrooms
- Comprehensively Refurbished. A Must See
- Stunning Open Plan Kitchen
- Beautiful New Bathroom

- Floorspace over Passageway
- Landscaped, Enclosed Rear Garden
- Turn-Key – Move In & Enjoy
- Vacant Possession & No Chain
- Sought-After Sharrow Vale, S11



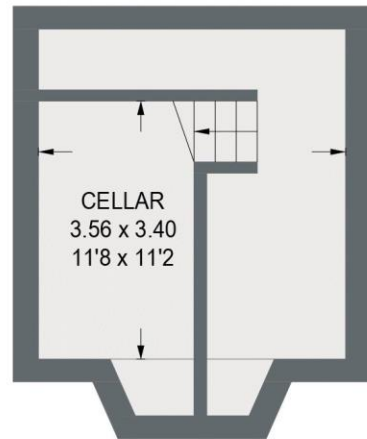


16 WAYLAND ROAD

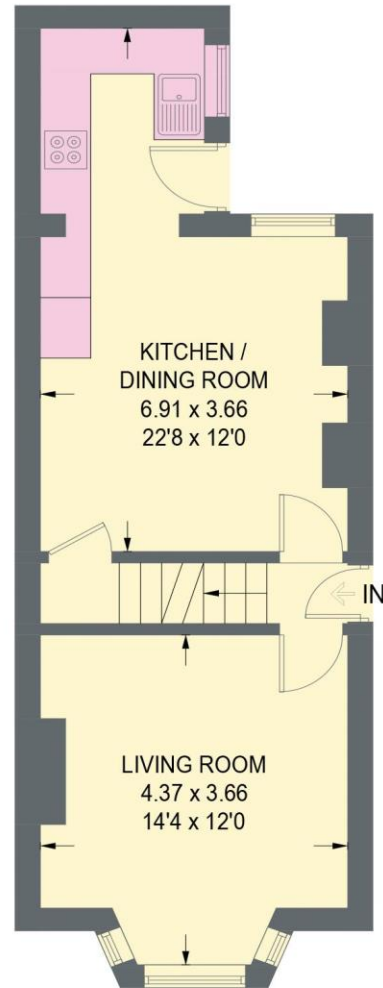
APPROXIMATE GROSS INTERNAL AREA = 106.3 SQ M / 1144 SQ FT

CELLAR = 15.9 SQ M / 171 SQ FT

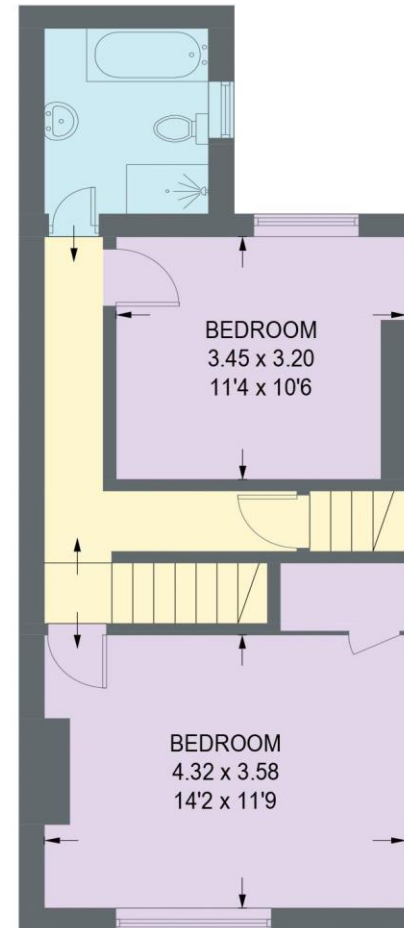
TOTAL = 122.2 SQ M / 1315 SQ FT



CELLAR
15.9 SQ M / 171 SQ FT



GROUND FLOOR
39.1 SQ M / 421 SQ FT



FIRST FLOOR
43.4 SQ M / 467 SQ FT



SECOND FLOOR
23.8 SQ M / 256 SQ FT

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



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