

LEASEHOLD



House - Mid Terrace

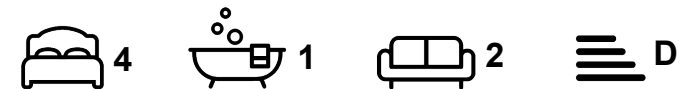
# GATEFIELD ROAD, SHEFFIELD, S7

Offers in excess of

# £299,950

## FEATURES

- Four generous double bedrooms
- Two feature fireplaces
- Large first-floor family bathroom
- Impressive Double Reception Room
- Soaring ceilings and exceptionally generous room proportions
- Retained period charm with excellent refurbishment potential



**HIGHGATES**  
SALES & LETTINGS

# 4 Bedroom House - Mid Terrace located in Sheffield

Exceptional Space, High Ceilings, and Period Charm. A Grand Four-Bedroom Victorian Home on Gatefield Road.

This four-bedroom Victorian mid-terrace is a rare find, combining exceptional proportions, high ceilings, and an abundance of period features with a layout that flows beautifully across three floors. Offering huge potential, it's perfect for families or investors looking to create a truly standout home.

The Double Reception Room is the heart of the house, stretching from front to back and comprising a front lounge and a rear dining area, both featuring beautiful fireplaces. The room's generous scale and natural light make it perfect for entertaining or simply enjoying the space. The entrance hall is equally impressive, brimming with original detailing and period charm.

On the first floor, Bedrooms One and Two are enormous, both benefitting from the high ceilings and large windows that flood the rooms with light. The family bathroom is spacious, while upstairs, Bedrooms Three and Four are also comfortable doubles, offering flexible living arrangements for families or guests.

Call us on

**0114 312 4994**

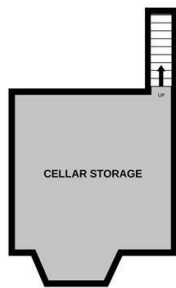
[info@highgatesstates.co.uk](mailto:info@highgatesstates.co.uk)

[www.highgatesstates.co.uk](http://www.highgatesstates.co.uk)

**Council Tax Band**

**C**

CELLAR  
23.9 sq.m. (257 sq.ft.) approx.



GROUND FLOOR  
57.0 sq.m. (613 sq.ft.) approx.



1ST FLOOR  
58.0 sq.m. (624 sq.ft.) approx.



2ND FLOOR  
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 180.3 sq.m. (1940 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.