







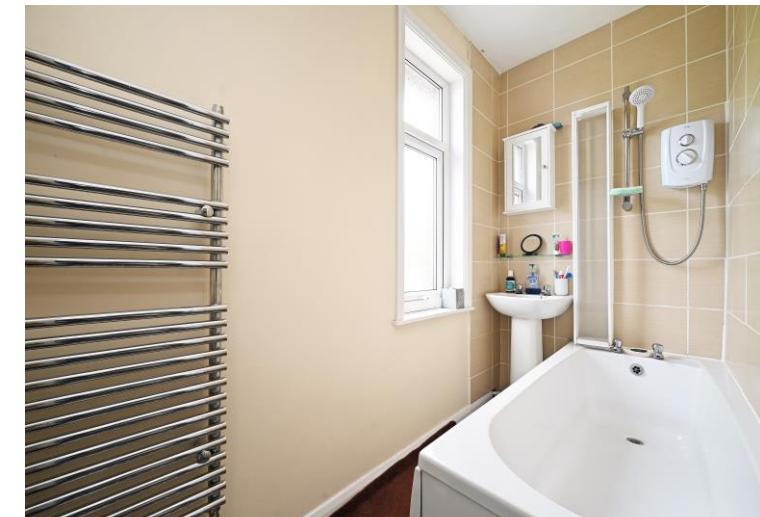
## 38 Hall Road

Handsworth • Sheffield • S13 9AH

Offers in the Region Of £220,000

Deceptively spacious 3-bedroom semi-detached property conveniently located in Handsworth offering excellent transport links. Measuring an impressive 1253 sqft of light and airy flexible accommodation overlooking an enclosed rear garden complete with brick-built storage. Freehold. A side door entry opens into an inner hallway providing generous storage, cloakroom and ground floor WC. A generously proportioned open living room features 2 front facing windows and modern feature fireplace, styled in on trend grey tones and carpet offering flexibility ideal for family life. The kitchen is fitted with high gloss wall and base units, contrasting worktops and breakfast bar. Integrated appliances include an oven and gas hob along with useful walk-in pantry. Overlooking the rear garden is a separate versatile room, creating a dining area or home working space. The first floor comprises 3 double bedrooms all designed in a neutral palette with grey carpet, filled with natural light. The family bathroom is a modern white suite, partially tiled, featuring a shower over the bath, chrome heated towel rail and separate WC. Externally a walled front garden offers privacy from the road. To the rear of the property is a private enclosed garden, laid predominantly to lawn bordered by established hedging with brick-built storage. Hall Road occupies a convenient position with access to local shops, schools, public transport and excellent access to Sheffield City Centre and the motorway network.





- Semi Detached Property in Handsworth, S13
- 3 Double Bedrooms
- Spacious, Flexible Accommodation
- Modern Kitchen with Integrated Appliances
- Versatile Dining Room / Office
- Enclosed Rear Garden with Storage
- Great Transport Links to City Centre
- Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating C

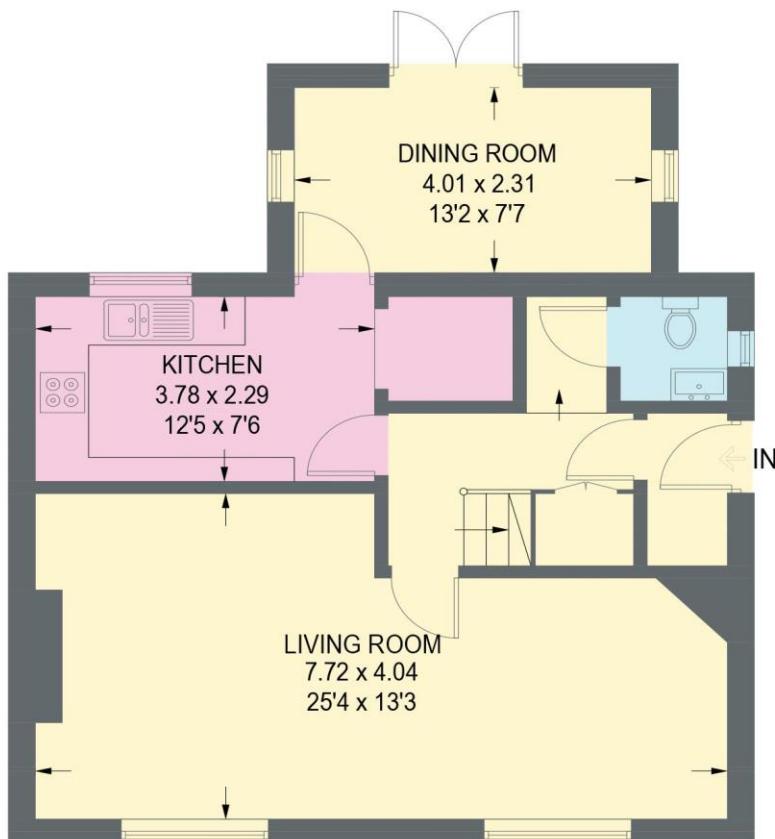


# 38 HALL ROAD

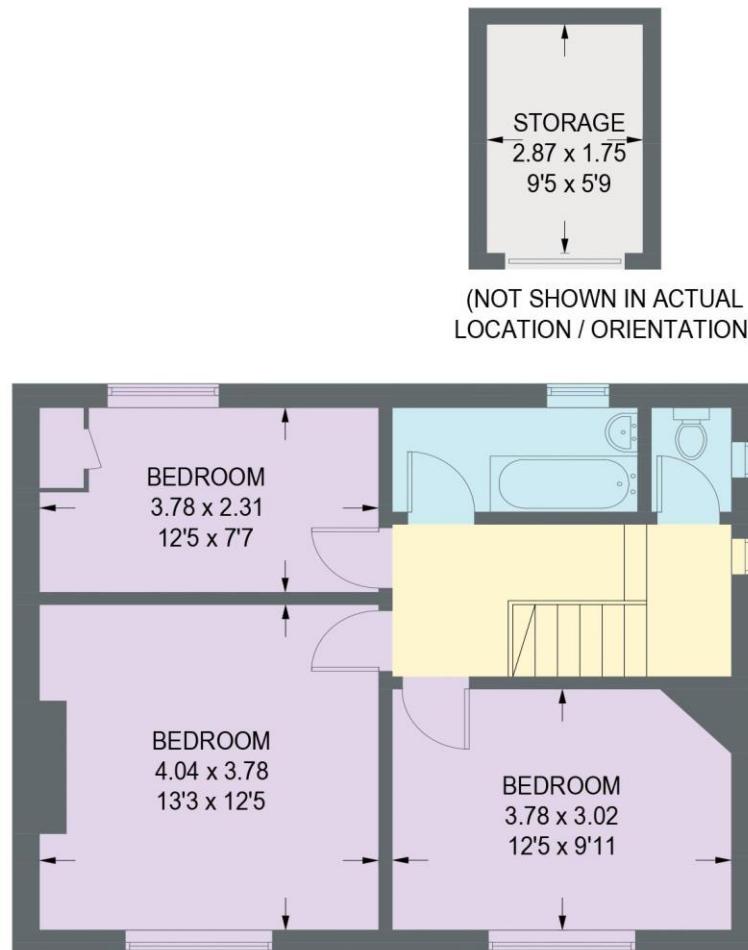
APPROXIMATE GROSS INTERNAL AREA = 111.4 SQ M / 1199 SQ FT

STORAGE = 5 SQ M / 54 SQ FT

TOTAL = 116.4 SQ M / 1253 SQ FT



**GROUND FLOOR**  
61 SQ M / 657 SQ FT



**FIRST FLOOR**  
50.4 SQ M / 542 SQ FT

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



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