



Wayland Road, Sheffield
Sheffield

Guide Price
£240,000



Property Type: Terraced House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Tenure: Freehold

Council Tax Band: B

Situated in the highly sought-after area of Nether Edge, this spacious four-bedroom terraced home offers generous accommodation arranged over three floors, complemented by a useful cellar and a pleasant rear garden. Enjoying elevated views across the city, the property combines character features with versatile living space, making it an excellent choice for families, professionals or those seeking a well-located home with plenty of room to grow.

Property Reference: RB0377

- Four bedroom terraced family home
- Bright bay-fronted living room
- Two spacious reception rooms
- Useful cellar storage space
- Two bathrooms across first floor
- Courtyard garden with lawn area
- Fantastic views across Sheffield
- Sought-after Nether Edge location
- Close to amenities and transport
- Property Reference: RB0377





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The accommodation is entered via a welcoming hallway which leads to a bright and airy living room positioned to the front of the property. Featuring a large bay window, this attractive reception room is filled with natural light and enjoys an open outlook. To the rear, a second reception room provides flexible living or dining space and benefits from a feature fireplace, creating a focal point within the room. This space flows through to the kitchen and also provides access to the cellar, offering valuable storage and additional utility space.

The kitchen is practical and well arranged, with space for a freestanding cooker, washing machine and fridge freezer, making it ideal for day-to-day family living.

To the first floor are two well-proportioned bedrooms together with two bathrooms. One bathroom is fitted with a bath, while the second benefits from a walk-in shower, providing flexibility for busy households.

The second floor offers two further generous bedrooms, both enjoying excellent natural light and versatile accommodation suitable for bedrooms, guest rooms or home working space.

Externally, the property benefits from a courtyard-style rear garden incorporating a lawned area, providing a pleasant outdoor space for relaxing and entertaining.

The property is ideally positioned within the ever-popular Nether Edge district of Sheffield, a vibrant and well-established residential area known for its attractive period properties, independent shops, cafés and strong sense of community. The property is conveniently placed for access to Ecclesall Road, Sharrow Vale and Sheffield City Centre, while a range of local amenities, supermarkets, parks and highly regarded schools are all within easy reach. Excellent public transport links and nearby road connections make commuting straightforward, and the elevated position of the property affords fantastic views across the city.

A well-presented and generously proportioned four-bedroom terraced home in a superb S11 location, offering two reception rooms, two bathrooms, a useful cellar, attractive rear garden and wonderful city views. Early viewing is highly recommended to appreciate the space, versatility and location on offer.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and in addition to the





APPROXIMATE GROSS INTERNAL AREA = 120.2 SQ M / 1293 SQ FT

CELLAR = 18.7 SQ M / 201 SQ FT

TOTAL = 138.9 SQ M / 1494 SQ FT



CELLAR
18.7 SQ M / 201 SQ FT

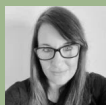
GROUND FLOOR
40.9 SQ M / 440 SQ FT

FIRST FLOOR
50.0 SQ M / 538 SQ FT

SECOND FLOOR
29.3 SQ M / 315 SQ FT

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

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