







13 Spa View Road

Sheffield • South Yorkshire • S12 4HE

Guide Price £140,000 - £150,000

Situated on Spa View Road in the popular S12 area of Sheffield, this light and airy, brick-built semi-detached home offers well-presented accommodation with a modern, open-plan feel and excellent access to local amenities and green spaces. The property is entered via a side entrance into a welcoming hallway with space for coats and shoes, plus a step down to a useful utility pantry. To the front of the home is a fitted kitchen, complete with integrated Bosch oven and microwave, a gas hob with extractor, and space and plumbing for additional appliances. This flows seamlessly into a bright dining area with a generous front-facing window overlooking the garden, and continues through to a spacious open plan living room. The living area is a flexible and inviting space, featuring neutral décor with a stylish feature wall, a fireplace with gas fire and fixed seating, and sliding patio doors that open onto the rear garden. These doors create a lovely connection between indoor and outdoor living, allowing natural light to flood the space. Upstairs, the property offers two well-proportioned double bedrooms. The rear bedroom benefits from two windows overlooking the garden, along with a sliding mirrored wardrobe and built-in storage. The front bedroom also includes built-in storage, which houses the water tank. A modern shower room completes the first floor, featuring a full-length vanity unit with hand basin, a contemporary corner shower cubicle, and a separate WC. Additional storage is available via overhead space on the stairs, along with access to an insulated loft. Externally, the property enjoys an enclosed front lawn with mature hedging and established planting, creating an attractive first impression. To the rear is a beautifully maintained south-facing garden, featuring a generous block-paved patio ideal for relaxing or entertaining and a raised lawn with colourful planting that enhances privacy and visual appeal. There is also a useful brick-built outdoor storage space. Spa View Road benefits from a convenient location with excellent transport links, providing easy access to surrounding areas and the city centre. The property is close to the recently regenerated Shirebrook Valley Nature Reserve, offering scenic walking routes and green open space. It is also just a short drive from Crystal Peaks, which provides a wide range of shops, restaurants, and everyday amenities. For outdoor leisure, Rother Valley Country Park is also within easy reach, making this an ideal location for both convenience and lifestyle.





- Semi Detached Home in S12
- 2 Good Sized Double Bedrooms
- Light & Airy Accommodation
- Open Plan Flexible Ground Floor
- Modern Shower Room

- Stunning South Facing Garden
- School within Walking Distance
- Excellent Transport Connections
- Freehold
- Council Tax Band A, EPC Rating E



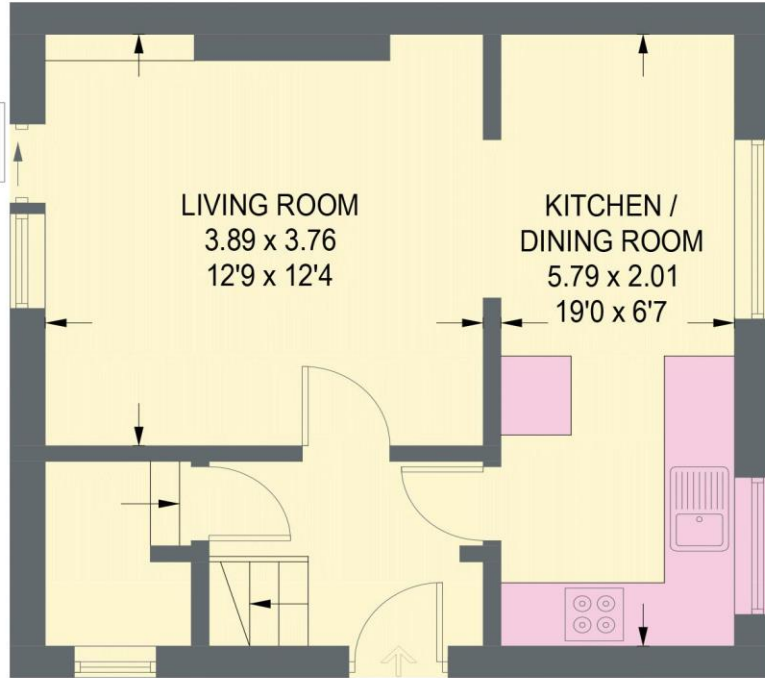


13 SPA VIEW ROAD

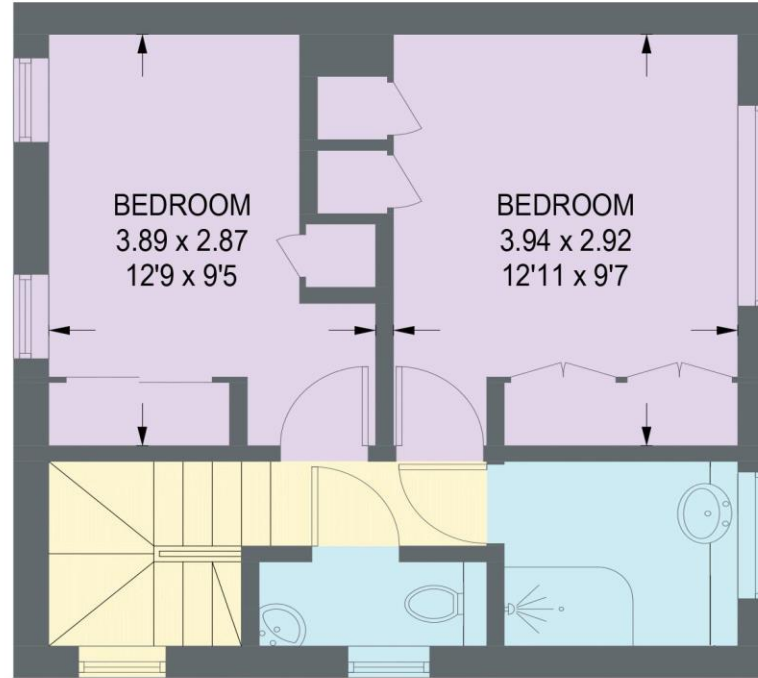
APPROXIMATE GROSS INTERNAL AREA = 68.7 SQ M / 739 SQ FT

OUTBUILDING = 5.1 SQ M / 55 SQ FT

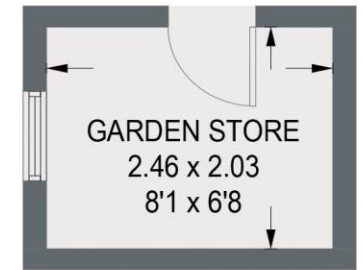
TOTAL = 73.8 SQ M / 794 SQ FT



GROUND FLOOR
34.5 SQ M / 371 SQ FT



FIRST FLOOR
34.2 SQ M / 368 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868