







37 Southgrove Road

Sheffield • South Yorkshire • S10 2NP

Guide Price £675,000 - £700,000

Ideally located a stone's throw from the Botanical Gardens and Ecclesall Road is a stunning 3/4-bedroom larger sized end terrace family home. Beautifully presented accommodation retaining many original features and charm. Arranged over 4 levels, incorporating a converted basement creating an additional bedroom, versatile area and utility room. Features lovingly maintained established rear garden, wooden sash windows, partial double glazing and combination gas central heating. The property enters into an impressive welcoming hallway leading through to 2 fabulous reception rooms. A cheerful lounge is complemented by solid oak floor, reclaimed feature fireplace with living gas flame, picture rails and wooden sash windows. A cosy snug is styled in modern décor with focal open coal fire and double doors leading through to the bright and airy dining kitchen. A bespoke handmade beech shaker style kitchen topped with granite worktops and terracotta quarry tiled floor. Integrated appliances include a range cooker, fridge, freezer and dishwasher. French doors from the dining area open to frame the stunning rear garden. Stairs descend to a fully converted, tanked basement offering a further bedroom / flexible living space, adjoining room with WC, providing potential for shower room and at the rear a superb utility space fitted with storage and rear door access direct into the garden. The first floor comprises 2 generously proportioned double bedrooms, styled in a neutral palette, featuring original fireplaces, the main bedroom offers a modern ensuite shower room. The family bathroom is complete with traditional cast iron freestanding bathtub, Sheffield high flush WC, separate shower cubicle and original fireplace. Stairs rise to the second level creating a dual aspect spacious double bedroom alongside a modern shower room. Externally wrought iron railing and established planting to the front of the property creates a great first impression and privacy from the road. A gated path laid with Yorkshire stone leads to the southerly facing rear garden, a private outdoor space offering 2 patio seating areas, partial lawn and filled with an array of established, colourful planting. Southgrove Road is a very popular road just off Ecclesall Road with its extensive range of shops, pubs and restaurants and it is very well placed for the city's hospitals and universities.





- Larger Sized 3/4 Bedroom End Terrace
- Sought After Location in S10
- Superb Converted Basement
- Period Features & Character
- Bespoke Handmade Kitchen

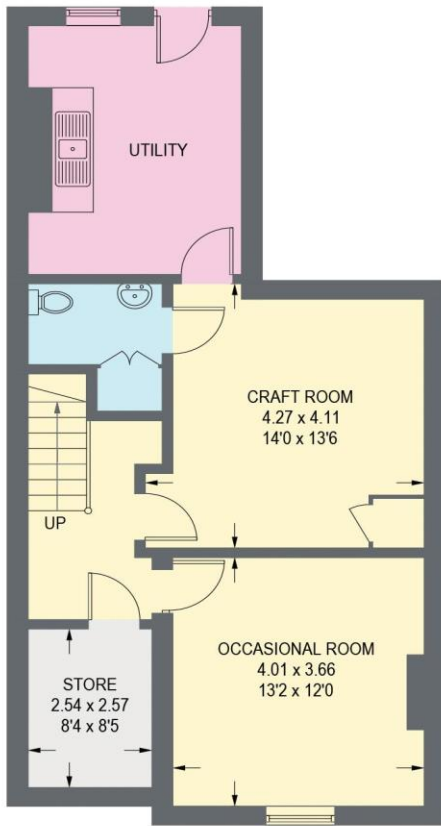
- Original Feature Fireplaces
- Beautifully Presented Over 4 Levels
- Stunning Rear Garden & Yorkshire Stone Patio
- Lease 09/01/1879 – 652 yrs left Ground Rent £6.78pa
- Council Tax Band C, EPC Rating D



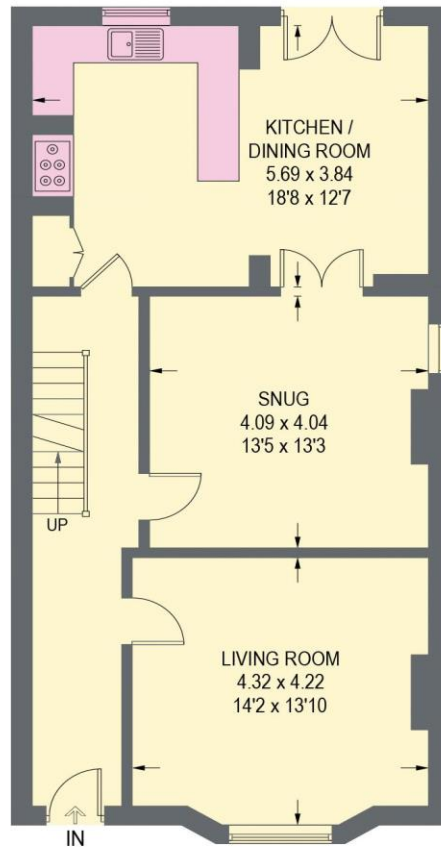


37 SOUTHGROVE ROAD

APPROXIMATE GROSS INTERNAL AREA = 233.2 SQ M / 2510 SQ FT



LOWER GROUND FLOOR
60.0 SQ M / 646 SQ FT



GROUND FLOOR
73.2 SQ M / 788 SQ FT



FIRST FLOOR
66.0 SQ M / 710 SQ FT



SECOND FLOOR
34.0 SQ M / 366 SQ FT

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

(IDMRP2025)



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