







70 Abbeydale Park Rise

Sheffield • South Yorkshire • S17 3PF

Guide Price £500,000 - £525,000

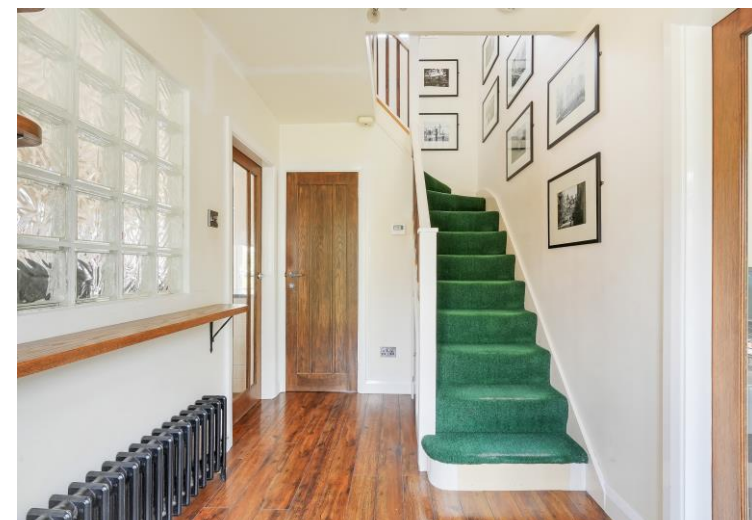
A superb opportunity to acquire this spacious three double bedroom detached family home, occupying a quiet position on the ever-popular Abbeydale Park Rise in the highly sought-after suburb of Dore. Offered to the market with the advantage of no onward chain, the property benefits from a driveway, detached garage, generous enclosed rear garden and a light, airy interior with well-proportioned accommodation throughout. The accommodation begins with a welcoming entrance hallway, leading to a useful cloakroom with ground floor WC, which also houses the boiler. The dual aspect living room is beautifully light and neutrally decorated, enjoying views over both the front and rear gardens, with sliding patio doors opening directly onto the rear garden. The spacious dining kitchen is fitted with a contemporary range of high-gloss wall and base units complemented by contrasting worktops and striking tiled splashbacks. Designed with family living and entertaining in mind, it offers ample space for a dining table and benefits from a large front-facing window and French doors opening onto the rear patio. Integrated appliances include an oven, grill, dishwasher and fridge. To the first floor are three generously proportioned double bedrooms, all beautifully presented in neutral décor with fitted carpets and enjoying pleasant garden aspects, creating bright and versatile spaces ideal for family living. Completing the accommodation is a contemporary family bathroom, fitted with a modern three-piece white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and WC, complemented by partial wall tiling and stylish flooring. Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking for two vehicles, leading to a detached garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and bordered by mature hedging for a good degree of privacy. A stone patio provides an ideal seating and dining area, perfect for outdoor entertaining and family enjoyment. Situated in the highly sought-after suburb of Dore, the property enjoys excellent access to a range of local shops, cafés, highly regarded schools and everyday amenities. Sheffield city centre, the universities and major hospitals are all within easy reach, while Dore & Totley railway station and excellent road links make commuting straightforward. The nearby Peak District National Park also offers outstanding opportunities for walking, cycling and outdoor recreation.





- Detached Family Home
- 3 Double Bedrooms
- Generous Flexible Accommodation
- Spacious Open Plan Dining Kitchen
- Sought After Location in S17

- Excellent School Catchment
- Superb Enclosed Rear Garden
- Driveway & Garage
- Lease TBC
- Council Tax Band E, EPC Rating TBC



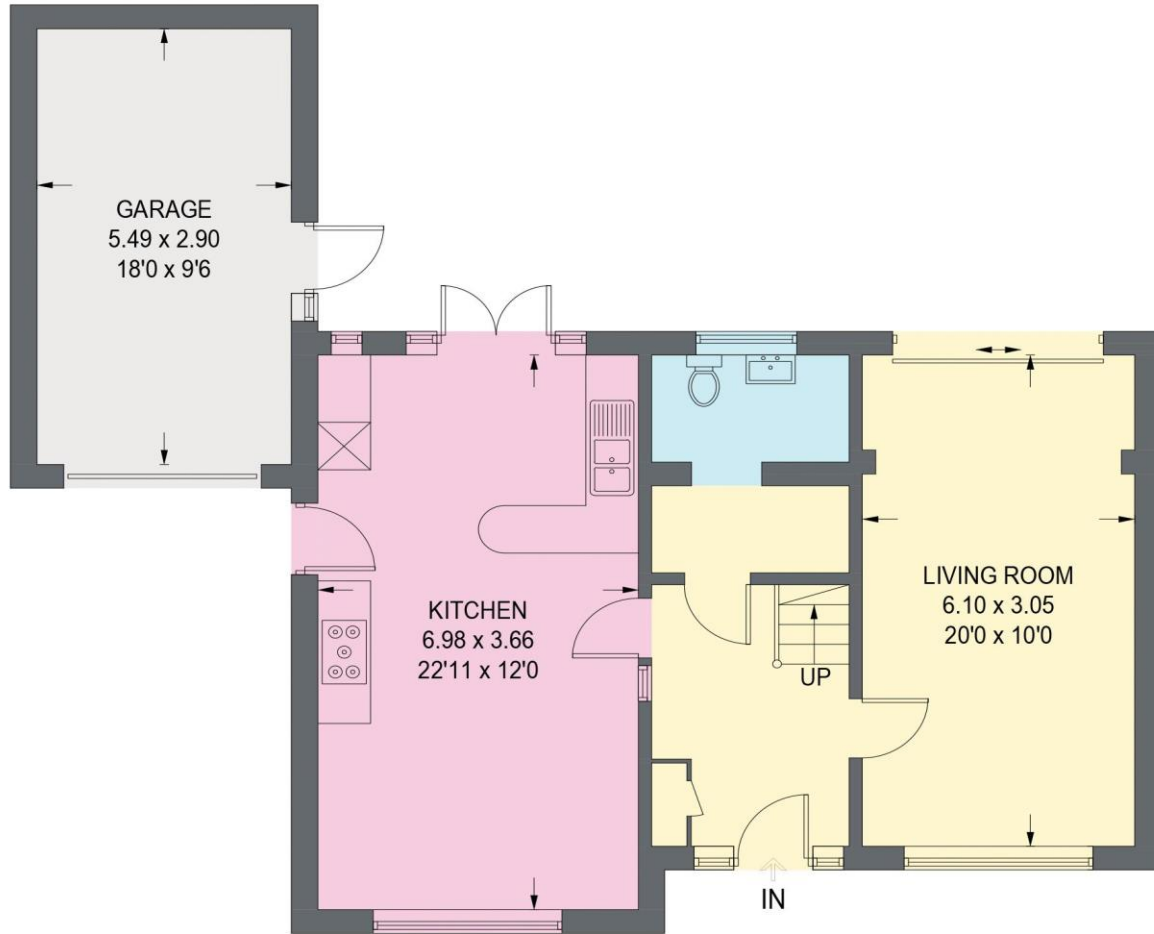


70 ABBEYDALE PARK RISE

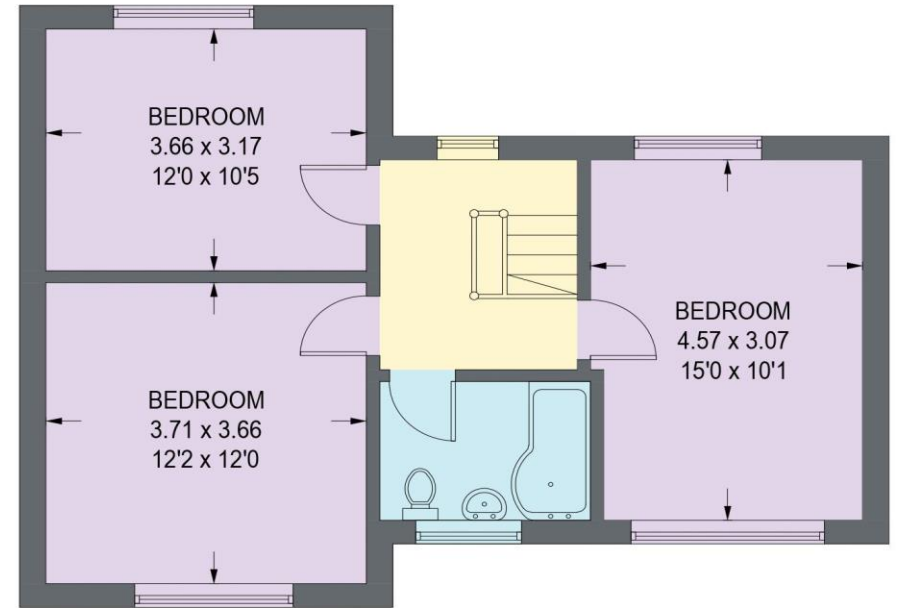
APPROXIMATE GROSS INTERNAL AREA = 112.6 SQ M / 1212 SQ FT

GARAGE = 16.1 SQ M / 173 SQ FT

TOTAL = 128.7 SQ M / 1385 SQ FT



GROUND FLOOR
61.4 SQ M / 661 SQ FT



FIRST FLOOR
51.2 SQ M / 551 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1317063)



haus

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

0114 276 8868