







## 31 Fulmer Road

Sheffield • South Yorkshire • S11 8UF

Asking Price £265,000

A beautifully presented, brick-built, bay-fronted mid-terrace situated in the ever-popular S11 postcode, just a short walk from the vibrant amenities of Sharrow Vale and Ecclesall Road. Offering stylish interiors arranged over three floors and a stunning low-maintenance rear garden, this charming home blends character features with tasteful modern updates, making it an ideal first-time purchase or investment. The ground floor opens into a cosy bay-fronted living room featuring varnished floorboards, a tiled hearth and bold yet tasteful contrasting décor that creates a warm and inviting space. To the rear is a light and airy kitchen overlooking the garden, fitted with classic shaker-style units, wood-effect worktops and tiled splashbacks. Integrated appliances include an electric fan oven, gas hob, microwave, dishwasher and fridge freezer, while the generous layout provides ample space for a dining table. A trapdoor gives access to the basement. On the first floor, the front-facing double bedroom is well-proportioned and finished in modern, neutral décor with a soft grey carpet. The spacious bathroom features a traditional-style suite including a roll-top freestanding bathtub, classic Savoy handwash basin, separate shower cubicle, built-in storage and a traditional towel rail radiator. The second floor offers a further double bedroom or flexible living space with dual-aspect Velux windows and a column radiator, creating a bright and versatile room. There is also access to useful eaves storage. Externally, the property benefits from a forecourt to the front providing a degree of privacy via a communal passageway. To the rear is a fully enclosed courtyard garden designed for low maintenance, laid with attractive grey slate and complemented by a raised decked terrace ideal for outdoor dining and entertaining along with attractive stone features and fenced boundaries. Fulmer Road sits within a highly sought-after residential area of S11, perfectly positioned for easy access to the independent shops, cafés and restaurants of Sharrow Vale Road and Ecclesall Road. Endcliffe Park and the Porter Valley are within walking distance, offering excellent green spaces and scenic walks, while Sheffield city centre and the universities are easily accessible, making this a particularly popular location for professionals and first-time buyers alike.





- Attractive Mid Terrace in Popular S11
- 2 Double Bedrooms
- Roll Top Bath & Separate Shower
- Arranged Over 3 Levels
- Blends Character & Modern Updates

- Ideal for First Time Buyers
- Short Walk of Sharrow Vale & Ecclesall Road
- Attractive Low Maintenance Rear Garden
- Lease 682 Years Remaining - £12 p.a
- Council Tax Band A, EPC Rating TBC

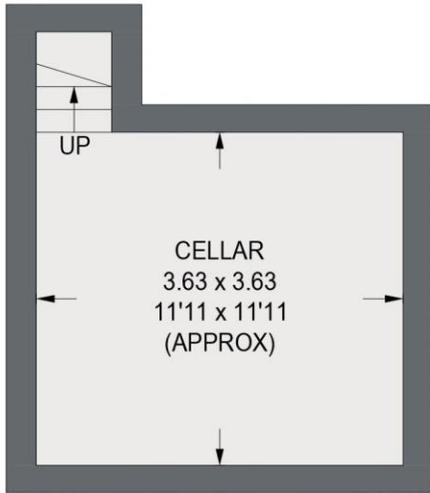


# 31 FULMER ROAD

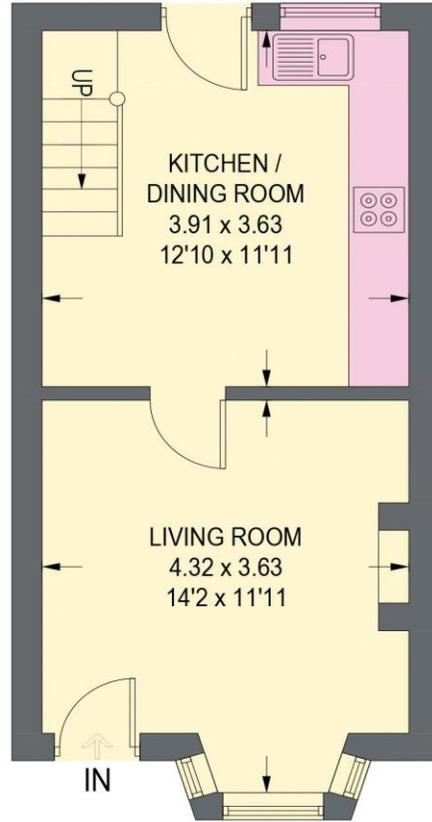
APPROXIMATE GROSS INTERNAL AREA = 73.2 SQ M / 787 SQ FT  
(EXCLUDING EAVES)

CELLAR = 14.1 SQ M / 152 SQ FT

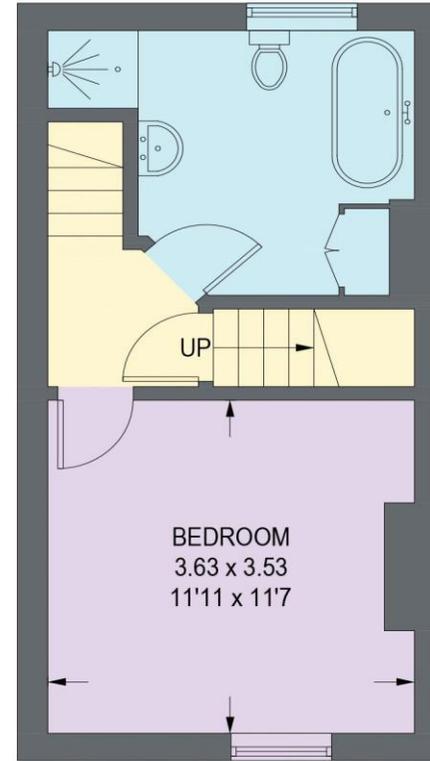
TOTAL = 87.3 SQ M / 939 SQ FT



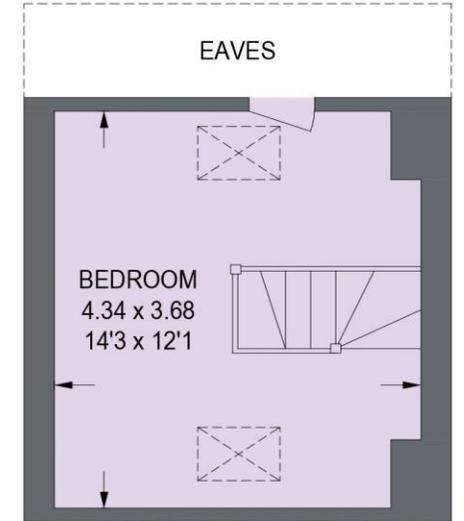
**CELLAR**  
14.1 SQ M / 152 SQ FT



**GROUND FLOOR**  
29.2 SQ M / 314 SQ FT



**FIRST FLOOR**  
28.1 SQ M / 302 SQ FT



**SECOND FLOOR**  
15.9 SQ M / 171 SQ FT

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

(IDMRP2025)



haus

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

0114 276 8868