



FREEHOLD

House - Terraced

# MITCHELL ROAD, SHEFFIELD, S8

Guide price

# £300,000

## FEATURES

- Exceptional Three Double Bedroom Terrace
- Internal Stripped Pine Doors & Period Features
- Larger Than Average Accommodation with Stylish Interiors
- Feature Cast Iron Fireplace With Open Grate
- French Doors to Fabulous Rear Garden with Patio & Decked Terrace
- Council Tax Band A



**HIGHGATES**  
SALES & LETTINGS

# 3 Bedroom House - Terraced located in Sheffield

Guide Price £300,000 - £315,000

An exceptional and beautifully presented three double bedroom terrace.

Occupying a prime position on Mitchell Road. Offering larger than average accommodation, stylish interiors, and a superb blend of period charm with modern convenience.

The property features two reception rooms, with the front living room enhanced by a classic bay window that allows natural light to pour in. A striking cast iron fireplace with open grate provides a beautiful focal point, perfectly complementing the home's retained period features, including stripped pine internal doors and characterful detailing throughout.

To the rear, the second reception space forms part of an impressive open plan kitchen diner, creating a fantastic hub for modern living. This versatile space is ideal for both everyday use and entertaining, with French doors opening directly onto the rear garden, allowing a seamless connection between indoor and outdoor living.

Call us on

**0114 312 4994**

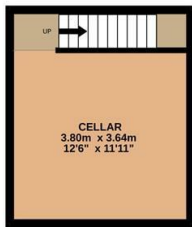
[info@highgatesstates.co.uk](mailto:info@highgatesstates.co.uk)

[www.highgatesstates.co.uk](http://www.highgatesstates.co.uk)

**Council Tax Band**

**A**

**BASEMENT**  
17.0 sq.m. (153 sq.ft.) approx.



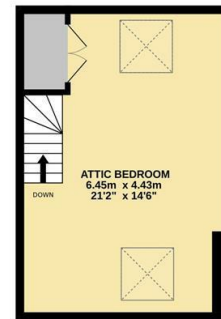
**GROUND FLOOR**  
37.9 sq.m. (408 sq.ft.) approx.



**FIRST FLOOR**  
41.6 sq.m. (449 sq.ft.) approx.



**3RD FLOOR**  
28.0 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA : 124.5 sq.m. (1340 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.