







28 Violet Bank Road

Nether Edge • Sheffield • S7 1RZ

Guide Price £375,000 - £395,000

A spacious mid-terrace home arranged over three levels, offering well-proportioned accommodation in the prime and highly sought-after Nether Edge (S7) location, just a short walk from the heart of this vibrant area. The property has been partially redecorated following a full, extensive refurbishment in 2020 and is offered with no onward chain. A uPVC front door opens into a light and airy hallway, finished in modern neutral décor. To the front, a bay-fronted living room enjoys a bright outlook, with soft neutral tones and a grey carpet complemented by made-to-measure blinds. To the rear, a separate dining room provides a versatile space, featuring an ornate fireplace, neutral styling, and grey carpeting, overlooking the rear aspect. An off-shot kitchen offers a clean, contemporary finish, fitted with gloss white units, wood-effect worktops, tiled splashbacks, and an integrated oven with gas hob. There is space and plumbing for additional appliances, along with a secondary rear door providing access to the garden. The property also benefits from a cellar, offering useful storage and potential for further development. To the first floor, there is a modern family bathroom fitted with a three-piece white suite, shower over bath, and marble-effect tiling, alongside a generous cupboard housing the boiler and water cylinder. There are also two well-proportioned double bedrooms on this level, both finished in neutral décor with en-suite shower rooms. A further staircase leads to the second floor, where two additional double bedrooms can be found. The front-facing bedroom features a dormer window and en-suite shower room, while the rear bedroom includes a Velux window and access to the eaves for additional storage. Externally, the property benefits from a low-maintenance rear courtyard with a hard-standing patio area and a section of lawn, offering a blank canvas for landscaping. With the addition of a gate, the space could be fully enclosed, enhancing privacy and security. Situated on Violet Bank Road, the property is ideally located within easy reach of the vibrant centre of Nether Edge, renowned for its independent shops, cafés, and local amenities. It also offers excellent access to the city centre, the Peak District, and well-regarded local schools, making it an ideal choice for families and professionals alike.





- Spacious Mid Terrace House
- 4 Good Sized Double Bedrooms
- Bathroom & 3 Ensuite Shower Rooms
- 2 Flexible Reception Rooms
- Sought After Location in S7
- Light & Airy Accommodation
- No Onward Chain
- Low Maintenance Rear Garden
- Leasehold, 655 years remaining £12 pa
- Council Tax Band B, EPC Rating D

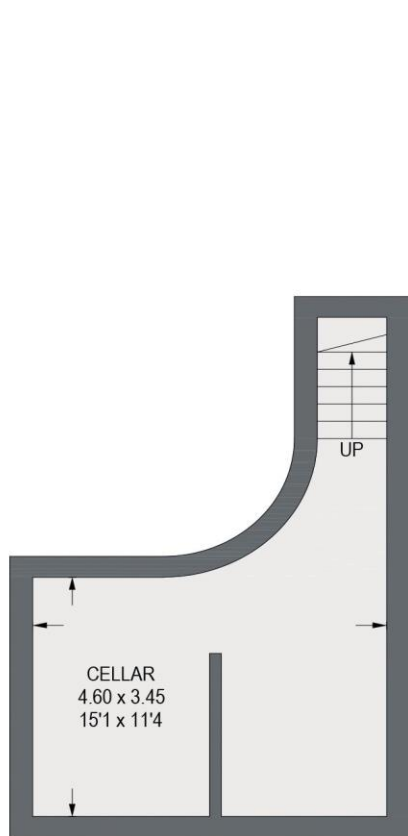


28 VIOLET BANK ROAD

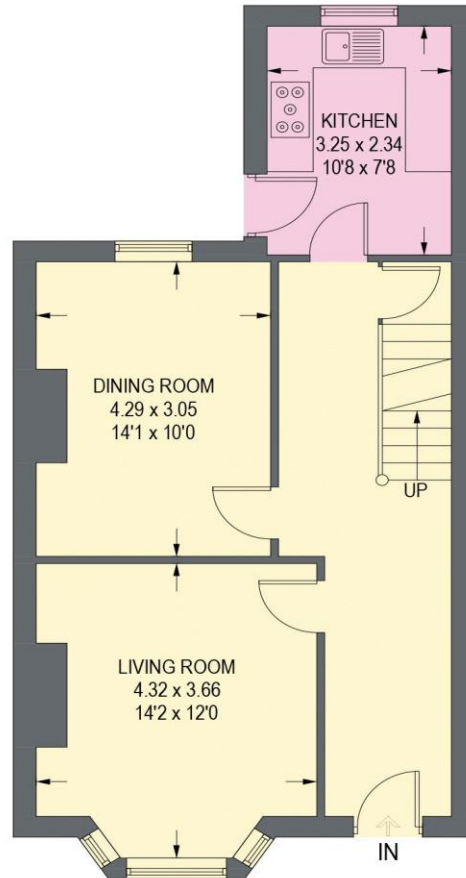
APPROXIMATE GROSS INTERNAL AREA = 133.9 SQ M / 1441 SQ FT

CELLAR = 20.1 SQ M / 216 SQ FT

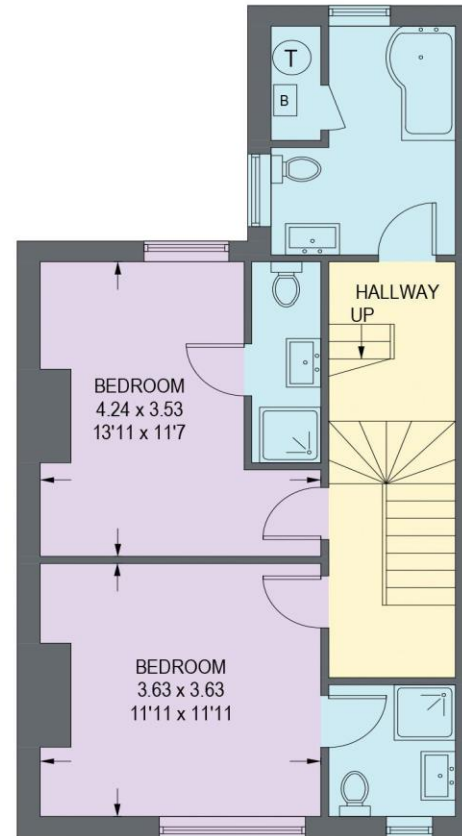
TOTAL = 154.0 SQ M / 1657 SQ FT



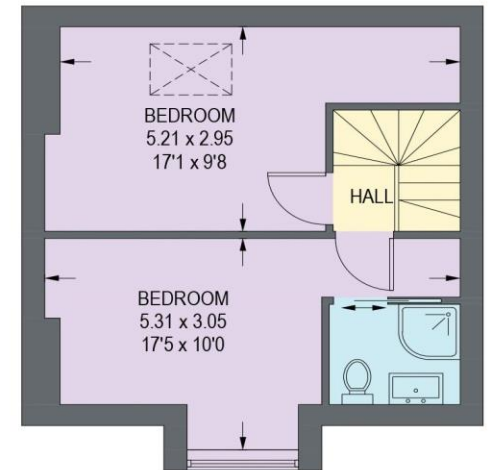
CELLAR
20.1 SQ M / 216 SQ FT



GROUND FLOOR
52.7 SQ M / 567 SQ FT



FIRST FLOOR
51.4 SQ M / 553 SQ FT



SECOND FLOOR
29.8 SQ M / 321 SQ FT

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

(IDMRP2025)



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