







12 Midhill Road

Heeley • Sheffield • S2 3GU

Asking Price £265,000

Located on the highly sought-after Midhill Road in Heeley, this spacious three double-bedroom end townhouse offers well-presented accommodation arranged over three floors. Ideally suited to first-time buyers, professionals or families, the property benefits from a convenient location for Sheffield city centre and the train station, together with off-street parking, an attached garage and a private rear garden. The property has an attractive frontage with iron railings and a welcoming entrance hallway, which features useful under-stairs storage and a ground-floor WC. To the front is the dining kitchen, fitted with a range of wall and base units, contrasting worktops, integrated oven, gas hob and fridge freezer, together with tiled splashbacks and a front-facing window. There is also space for a breakfast table. Mirrored sliding doors provide flexibility, allowing the kitchen and living space to be opened up to create a more open-plan arrangement or separated when preferred. To the rear is a spacious living room, featuring neutral walls, grey carpeting and two sets of French doors opening directly onto the garden, allowing plenty of natural light into the room. The first floor provides two good-sized, well-presented double bedrooms, both light and airy, along with a three-piece white bathroom suite comprising a bath with shower over, glass shower screen and partial tiling. The boiler is housed within a cupboard, while a further cupboard on the landing provides storage and houses the water tank. Stairs rise from the first-floor landing to the top floor. The principal bedroom occupies the top floor and is a particularly spacious, dual-aspect room, enjoying an abundance of natural light and attractive city skyline views. The room also benefits from its own en-suite shower room. Externally, the property has an established front garden enclosed by attractive iron railings. To the rear is a fully enclosed private garden, featuring a paved terrace adjoining a lawned area, all enclosed by fencing. A side access gate provides convenient access between the garden and the off-street parking area, where there is an attached garage offering useful additional storage. Midhill Road is situated in the popular Heeley area, offering convenient access to Sheffield city centre, the railway station and a range of local amenities, shops, cafés and transport links. The location combines easy access to the city with the established residential surroundings of Heeley, making it a well-connected place to call home.





- Attractive End Townhouse
- 3 Double Bedrooms
- Arranged Over 3 Levels
- Modern Fitted Dining Kitchen
- Light & Airy Living Room

- Popular Location in Heeley, S2
- Private Enclosed Rear Garden
- Off Street Parking & Garage
- Freehold & No Chain
- Council Tax Band C, EPC Rating C



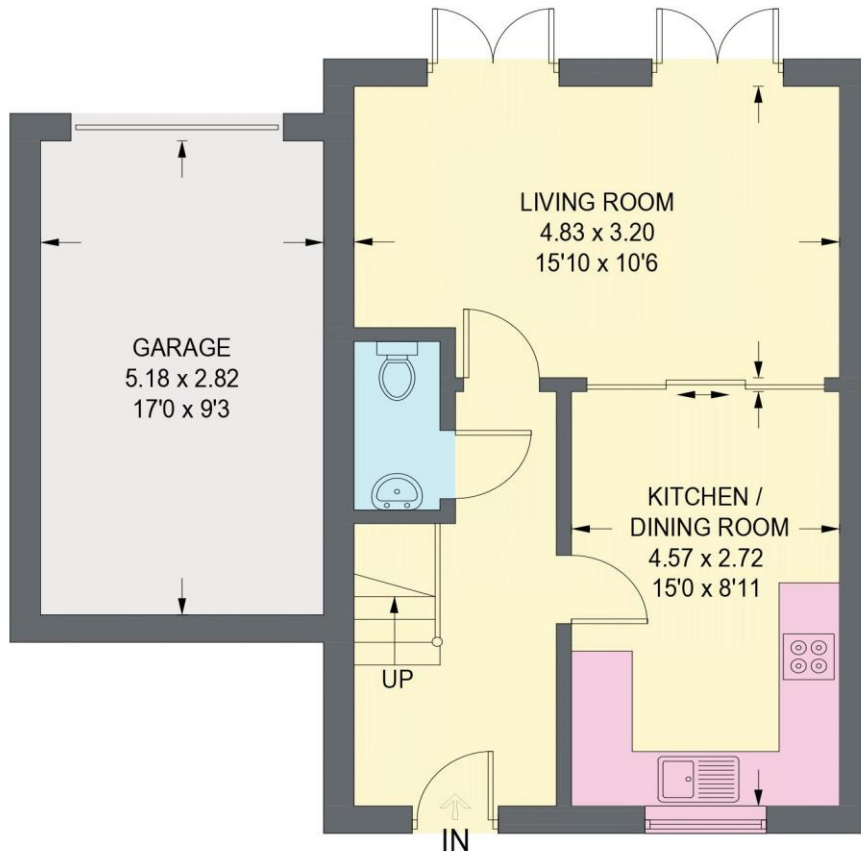


12 MIDHILL ROAD

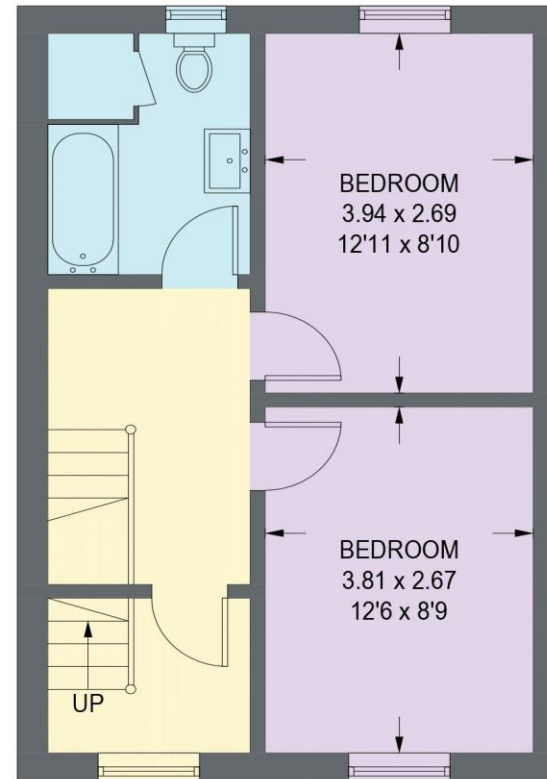
APPROXIMATE GROSS INTERNAL AREA = 101.0 SQ M / 1087 SQ FT

GARAGE = 14.6 SQ M / 157 SQ FT

TOTAL = 115.6 SQ M / 1244 SQ FT



GROUND FLOOR
38.4 SQ M / 413 SQ FT



FIRST FLOOR
37.9 SQ M / 408 SQ FT



FIRST FLOOR
24.7 SQ M / 266 SQ FT

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

(IDMRP2025)



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