







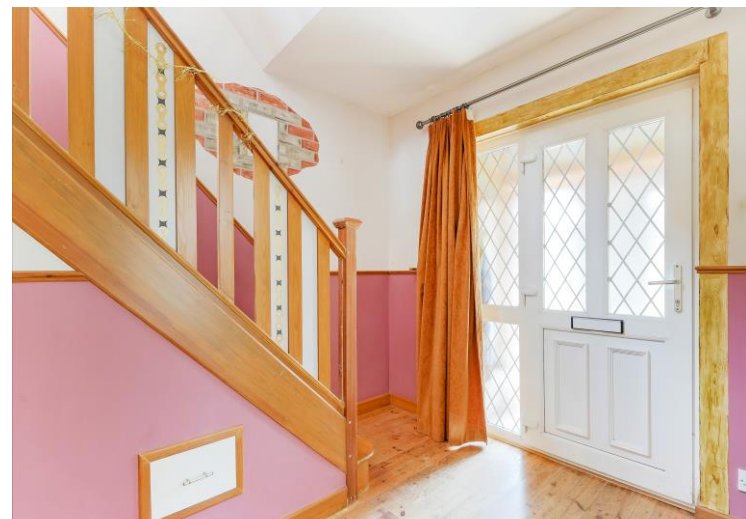
815 Gleadless Road

Sheffield • South Yorkshire • S12 2LG

Guide Price £260,000 - £270,000

An attractive three-bedroom detached family home set back from Gleadless Road behind beautifully stocked front gardens, offering excellent privacy, a generous driveway for multiple vehicles, detached garage, and a superb tiered rear garden. This light and airy property provides spacious open-plan living throughout and is ideal for modern family life. The property is entered via an attractive cedar-clad frontage and composite front door into a useful front porch, which in turn leads into a welcoming hallway featuring stylish décor and exposed floorboards. There is a convenient ground floor WC and a spacious dual-aspect open-plan living area enjoying lovely views over the colourful front garden. A charming log burner set upon a stone hearth creates a cosy focal point to the room, while to the rear the space flows seamlessly into a delightful garden room with sliding patio doors opening onto the rear garden. The fitted kitchen offers a range of units together with space and plumbing for appliances, complemented by side and rear-facing windows providing excellent natural light, along with access to a rear porch. To the first floor, a spacious landing area is flooded with natural light from a generous window and provides access to the loft space. There are two well-proportioned double bedrooms, one of which enjoys fabulous far-reaching views to the rear, alongside a third single bedroom to the front with fitted storage, ideal for use as a nursery, dressing room or home office. The family bathroom is fitted with a traditional three-piece white suite incorporating a separate shower enclosure, attractive wood panelling and partial tiling. Externally, the property benefits from a sloping driveway providing ample off-road parking and leading to a substantial detached garage. The front garden is particularly attractive, well-stocked and colourful, creating an excellent degree of privacy from the road. To the rear is a generous terraced garden featuring two-tier lawns, a decked seating area, useful outdoor storage and access to the large garage. Situated on Gleadless Road in a popular residential area of Sheffield, the property is well placed for a wide range of local amenities, reputable schools, shops, cafés and supermarkets, while offering excellent transport links into Sheffield City Centre and surrounding areas. The property is also conveniently positioned for access to nearby parks, green spaces and countryside walks, making it an excellent choice for families and professionals alike.





- Detached Family Home in S12
- 3 Bedrooms & Modern Bathroom
- Light & Airy Accommodation
- Open Plan Dual Aspect Living Area
- Gas Central Heating & Double Glazing
- Convenient Location & Transport Links
- Attractive Front & Rear Gardens
- Generous Driveway & Garage
- Freehold & No Chain
- Council Tax Band C, EPC Rating TBC

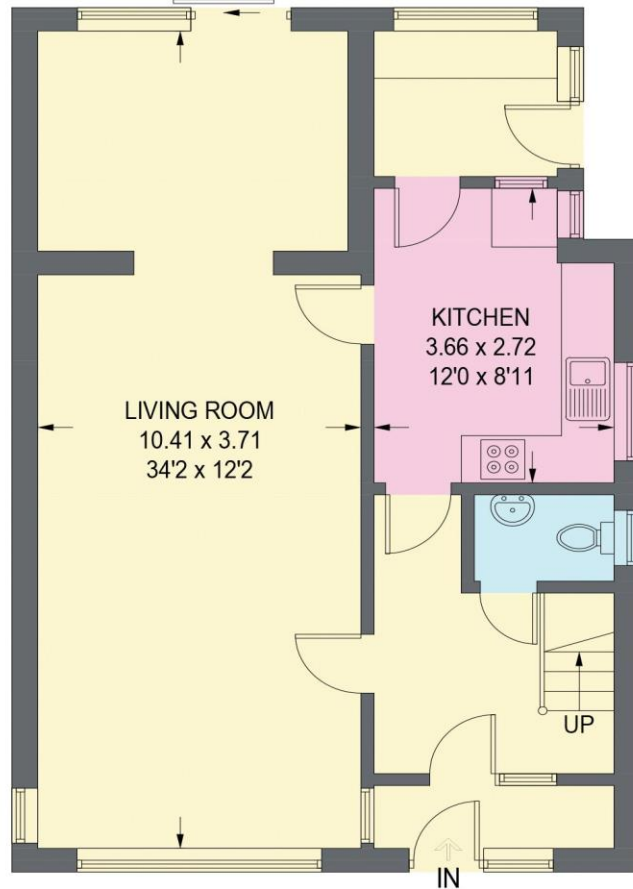


815 GLEADLESS ROAD

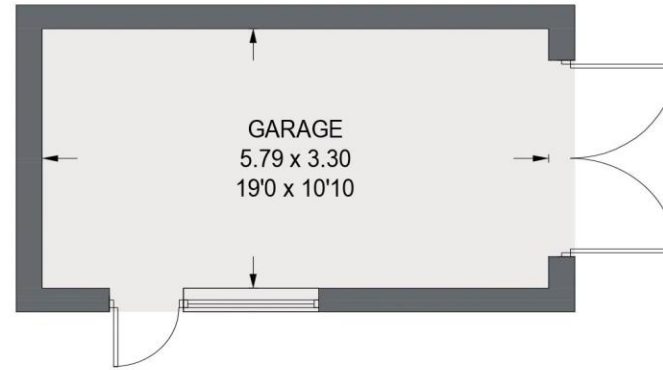
APPROXIMATE GROSS INTERNAL AREA = 109.0 SQ M / 1173 SQ FT

GARAGE = 19.6 SQ M / 211 SQ FT

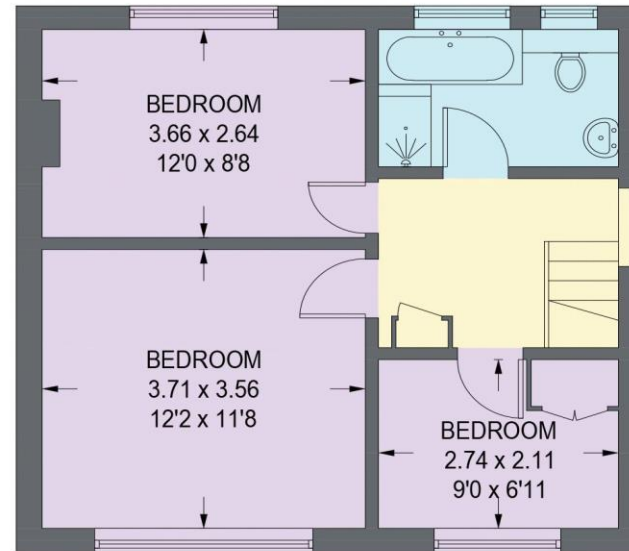
TOTAL = 128.6 SQ M / 1384 SQ FT



GROUND FLOOR
67.1 SQ M / 722 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR
41.9 SQ M / 451 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1305974)



haus

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

0114 276 8868