







46 Greystones Hall Road

Greystones • Sheffield • S11 7BA

Asking Price £425,000

A beautifully presented three-bedroom semi-detached family home, occupying a sought-after position on this popular, tree-lined residential road in the heart of Greystones. Offering a wonderful blend of period character and modern family living, the property is light, airy and welcoming throughout, with attractive period features retained alongside a number of thoughtful upgrades by the current owners. There is also excellent potential to extend to both the side and rear, subject to the necessary planning consents. The property opens into a welcoming entrance hallway, leading through into an impressive dual-aspect open-plan living and dining room. Flooded with natural light from the front bay window and rear French doors, this is a particularly inviting family and entertaining space. A focal log burner sits on a stone hearth with oak mantel, while stripped wooden period doors, picture rails and warm neutral tones add character and create a wonderfully homely feel. The French doors open directly onto the raised rear decked terrace, creating a lovely connection between the house and garden and providing an ideal space for outdoor entertaining. The kitchen is fitted with a range of Shaker-style wall and base units, complemented by brass handles, solid wooden worktops and a stylish tiled splashback. Integrated appliances include a Rangemaster oven with gas hob, ceramic sink, separate under-counter fridge and freezer, and a slimline dishwasher. A useful walk-in pantry provides excellent additional storage and incorporates plumbing and space for a washing machine. There is also a rear door opening directly onto the decked terrace. To the first floor are two well-proportioned double bedrooms, both fitted with carpet. The principal bedroom enjoys a neutral finish with attractive timber wall panelling, while the rear double bedroom benefits from a pleasant outlook over the garden. A further single bedroom, currently utilised as a study, would also make an ideal child's bedroom or nursery. The modern family bathroom comprises a white suite with rainfall shower over the bath, WC, chrome heated towel rail and useful built-in storage, with a separate WC positioned alongside. The first-floor landing also provides access to the loft space. Externally, the property benefits from a front garden with established hedging providing privacy, together with off-street parking for one vehicle. To the side is a useful lean-to storage area with both front and rear access, which also leads to two further under-house storage rooms, providing excellent practical space for a family home. To the rear is a fully enclosed, private and secure garden, ideally suited to family life and pets. A raised decked terrace with covered seating area provides an excellent space for outdoor dining and entertaining and leads directly from the house. Steps descend to a level lawn and stone patio, with established hedging and fencing enclosing the garden to create a secluded and secure outdoor space. Greystones Hall Road is a popular residential road within the established Greystones area of Sheffield, with a predominantly residential character and a mix of period homes and attractive family properties. The area is well placed for access to the amenities of Greystones and neighbouring Ecclesall, with a range of local shops, cafés, restaurants, schools and green spaces within easy reach. The surrounding area also benefits from excellent access to Sheffield city centre and the wider road and public transport network, making it a popular choice for families and professionals alike.





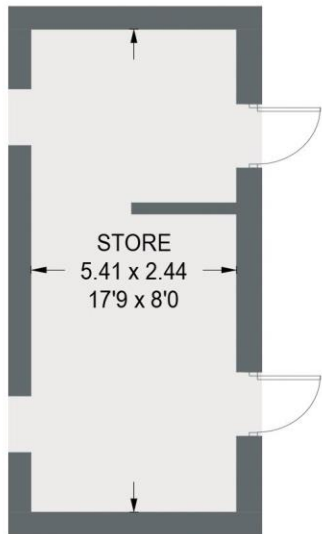
- Semi Detached Family Home in S11
- 3 Bedrooms & Modern Bathroom
- Light & Airy Accommodation
- Period Features & Modern Decor
- Driveway for 1 vehicle

- Popular Treelined Road in Greystones
- Potential to Extend / Develop
- Superb Covered Terrace, Garden & Views
- Lease 800 years from 25 December 1925
- Council Tax Band C, EPC Rating TBC

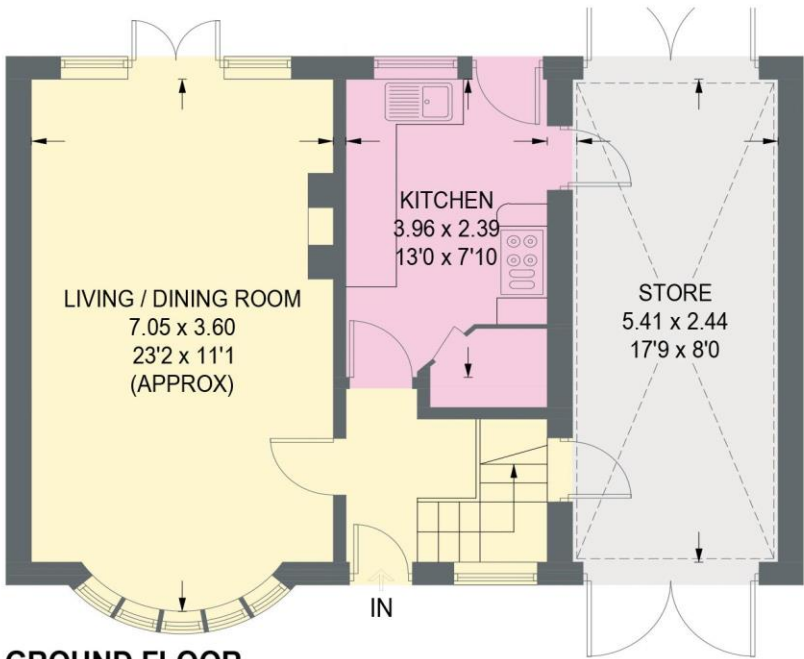


46 GREYSTONES HALL ROAD

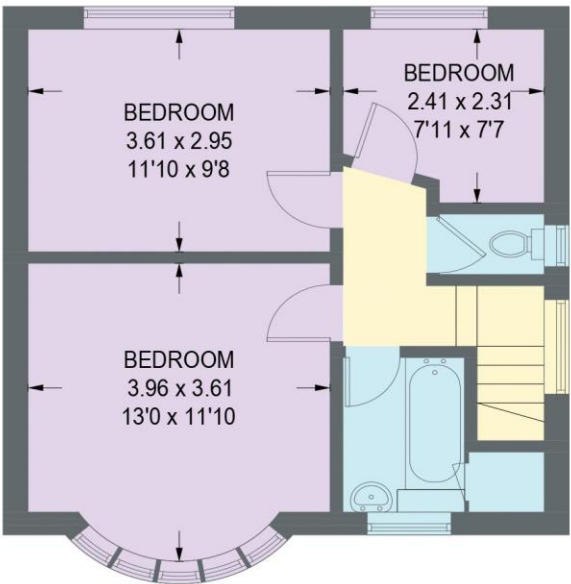
APPROXIMATE GROSS INTERNAL AREA = 115.4 SQ M / 1242 SQ FT
(INCLUDING STORE)



LOWER GROUND FLOOR
15.9 SQ M / 171 SQ FT



GROUND FLOOR
59.1 SQ M / 636 SQ FT



FIRST FLOOR
40.4 SQ M / 435 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

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

0114 276 8868