







## 22 Carsick View Road

Crosspool • Sheffield • S10 3LZ

Guide Price £500,000 to £525,000

Situated on a peaceful residential street in one of Sheffield's most desirable suburbs, this spacious 4-bedroom extended semi-detached family home offers far-reaching views and generous, versatile living accommodation. Fully renovated in 2024, the property benefits from a new boiler and central heating system, underfloor heating, full rewiring, and newly fitted kitchen and bathrooms. Light and airy throughout, it combines suburban calm with excellent local schools and convenient access to the city. Freehold and offered with no chain. The elevated entrance opens into a front porch with cloakroom and shoe storage, leading into bright and flexible living areas ideal for family life. Two adjoining reception rooms feature bifold doors, allowing for optional separation, while the living room offers a cosy, homely feel with a log burner. The kitchen is a classic Howdens shaker-style design with contrasting laminate worktops, integrated oven, gas hob, extractor, and space for freestanding appliances, with a dining area that opens onto the garden through French doors. On the first floor, there are three double bedrooms and a smaller fourth bedroom with built-in storage. The main bedroom includes a stylish en-suite shower room, while the family bathroom, both installed in 2024, features a walk-in rainfall shower, decorative tiling, and a separate WC. The loft is boarded, offering excellent storage or potential for further development. Externally, the landscaped garden includes a stone patio and a level lawn on the upper tier, enclosed by fencing for privacy. A driveway provides off-street parking leading to an integral garage. Situated in Sheffield's highly sought-after S10 suburb, 22 Carsick View Road enjoys a peaceful, family-friendly setting with excellent local schools, nearby parks, and a strong community feel. Crookes, Crosspool, and Broomhill are just minutes away, offering cafes, shops, and amenities, while convenient transport links provide easy access to Sheffield city centre, universities, and hospitals.





- Spacious 4 Bedroom Family Home
- Renovated in 2024
- Desirable Residential Location in S10
- Family Bathroom & Ensuite Shower Room
- Flexible Open Plan Living Space
- Far Reaching Views
- Enclosed Landscaped Rear Garden
- Driveway & Integral Garage
- Tenure TBC
- Council Tax Band D, EPC Rating C



## 22 CARSICK VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 131.9 SQ M / 1420 SQ FT  
(INCLUDING GARAGE)

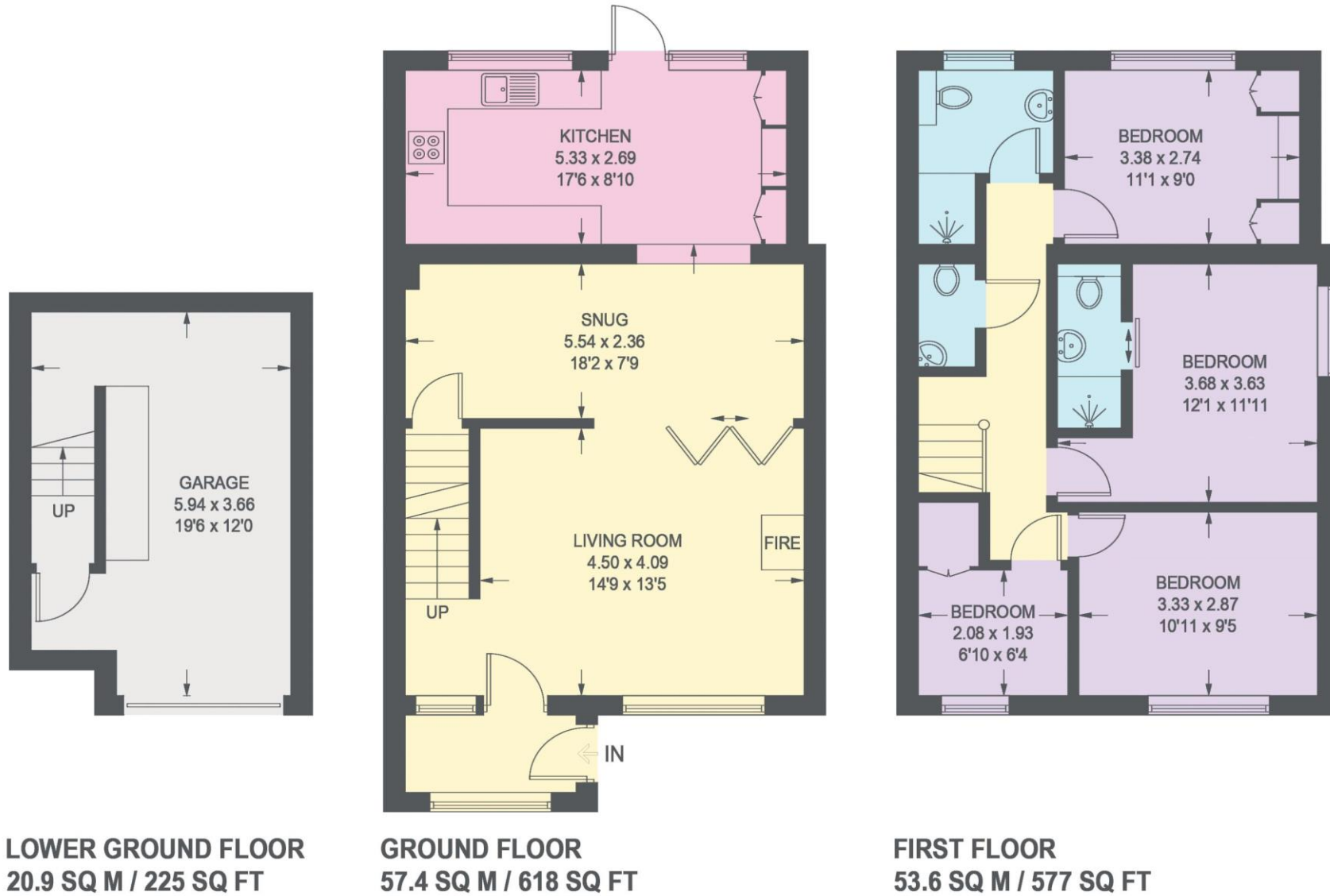


Illustration for identification purposes only, measurements are approximate, not to scale. |



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