







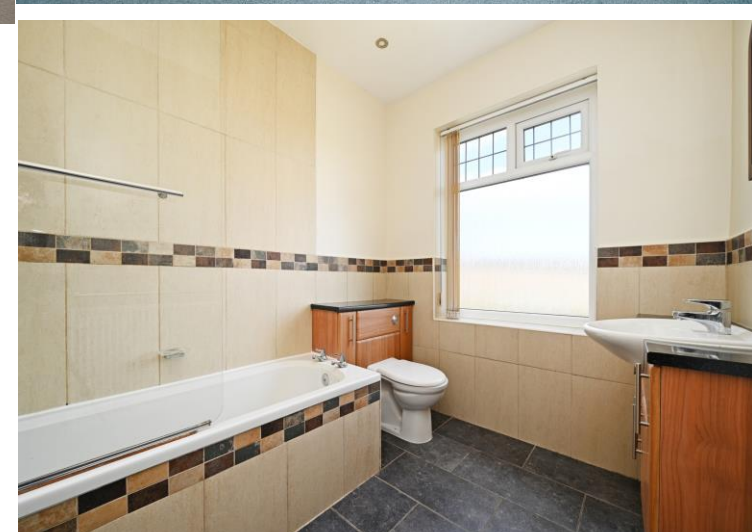
## 39 Causeway Head Road

Dore • Sheffield • S17 3DS

Guide Price £425,000 - £450,000

An attractive, well presented, 1930's 3-bedroom semi-detached house on a larger size plot with a south-west facing rear garden. Light and airy accommodation on two floors with potential to extend at the side and rear, and to convert the loft space, creating a fabulous long-term family home close to the heart of Dore Village and highly regarded local schools. Benefits from gas central heating run from a new combination boiler installed in 2025, double glazing, cavity wall insulation, a 'C' EPC rating, and a security alarm. Gated block-paved driveway for two vehicles leading to a larger size detached garage with an electric door. Lawned rear garden. Fabulous location. Vacant possession and no chain. On the ground floor, a front entrance door opens into a reception hall with two useful storage cupboards, a stained-glass double-glazed side window, and a door into an under-stair cloakroom with a white WC and wash basin. The front reception room has a light and airy feel, which flows through the house, with a front bay window, period features, neutral tones, and a focal Living Flame coal effect gas fire and surround. The reception rooms are versatile with the rear being the larger of the two, adjoining the kitchen offering the potential to knock-through and extend at the rear for those looking for a modern open plan design. There are neutral tones, a focal fire and surround and patio doors onto the south-west facing rear garden. The kitchen has a range of base and wall units with a breakfast bar, splash-back tiling, and a wood effect floor. Included in the sale is an integrated oven, hob, extractor, fridge, and freezer. There is space and plumbing for a washing machine. Natural light flows from a rear bay window and a side external door. On the first floor, there is a landing with a ceiling hatch to a partially boarded loft, offering scope for conversion. There is a useful walk-in storeroom off the landing, with shelving, housing the Ideal combination boiler which was installed in 2025. There are three bedrooms in total, two being double rooms: the front with a bay window and the rear overlooking the sunny garden. The wardrobes in the front bedroom and the fitted furniture in the rear bedroom are all included in the sale. The third bedroom is a single, rear bedroom with a pleasant outlook. The bathroom has a white suite with a shower over the bath with a glass screen, a vanity wash basin, and WC, finished with modern tiling and ceiling downlighters. Outside, the property is set-back from Causeway Head Road behind a lawned front garden and a gated block-paved driveway, which in turn leads into a larger size detached single garage with an electric door, power, lighting, a rear window, and useful storage potential in the roof eaves. There is a gated side passageway and additional land to the far side of the garage, highlighting the wider plot, hence offering fabulous potential to extend. All potential extensions and conversion would be subject to any necessary consents. The gated, block-paved, path leads into a lovely rear garden with a lawn, patio, planted borders and terraces, and a greenhouse, which is included. The south-west aspect is the icing on the cake. Number 39 commands an enviable position being a short walk from the heart of Dore Village, one of Sheffield's most prestigious locations with an array of shops, cafes, restaurants, and pubs as well as a community feel. There are also highly regarded local schools, recreational facilities, public transport with buses and Dore Train station, with excellent links to the nearby Peak District, as well as the hospitals, universities, and the city centre. A wonderful place to live. The property is leasehold with a 800 year lease from the 1930's at an annual ground rent of £5. EPC Rating C. Council Tax Band D.





- Attractive 1930's Semi-Detached House
- 3 Bedrooms
- Larger Size Plot
- Potential to Extend & Convert Loft
- South-West Facing Rear Garden

- Gated Block-Paved Driveway
- Detached Garage with Electric Door
- Lovely Lawned Rear Garden
- Close to Heart of Dore Village
- Vacant Possession & No Chain

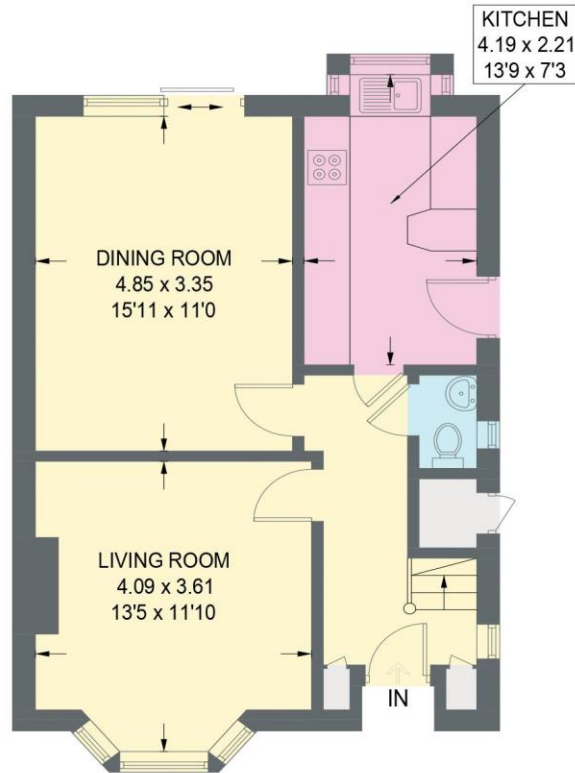


# 39 CAUSEWAY HEAD ROAD

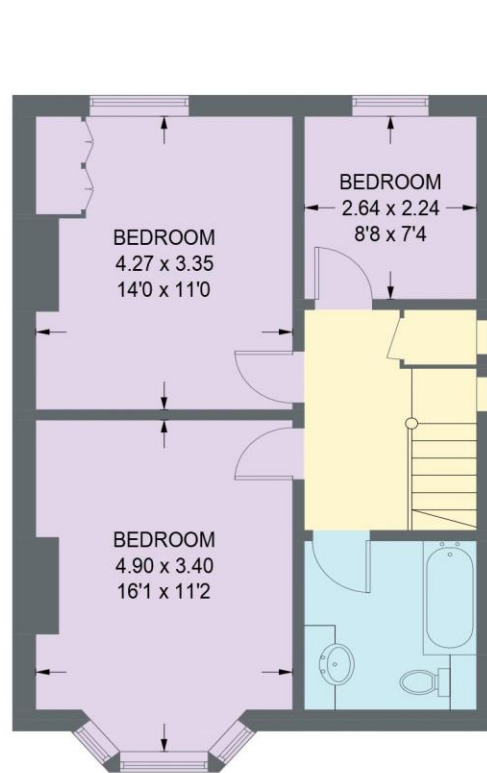
APPROXIMATE GROSS INTERNAL AREA = 101.2 SQ M / 1088 SQ FT (EXCLUDING LOFT SPACE)

GARAGE = 21.3 SQ M / 229 SQ FT

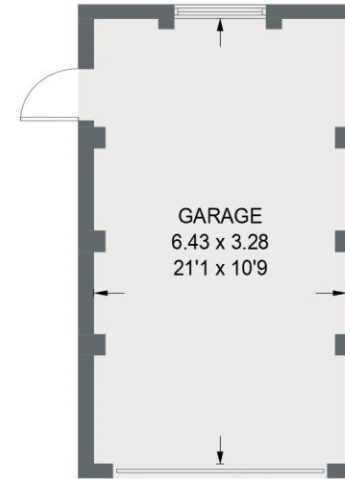
TOTAL = 122.5 SQ M / 1317 SQ FT



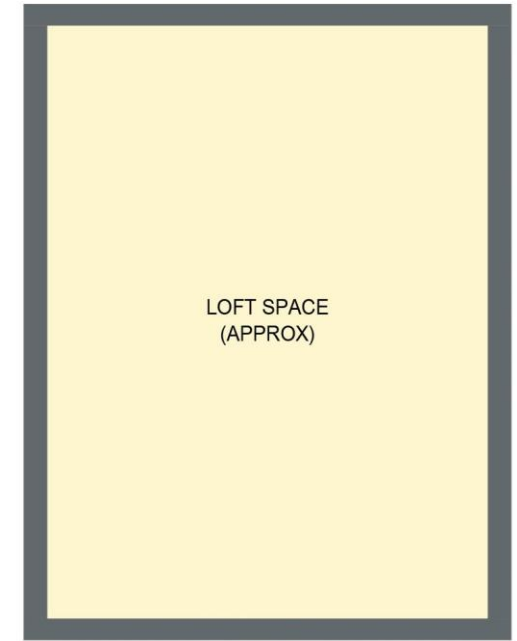
**GROUND FLOOR**  
50.8 SQ M / 547 SQ FT



**FIRST FLOOR**  
50.4 SQ M / 542 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**LOFT**

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



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