







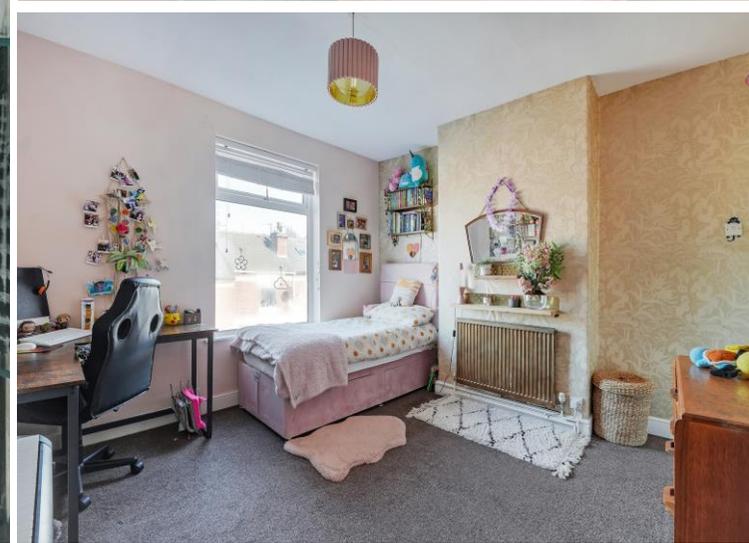
98 Upper Valley Road

Sheffield • South Yorkshire • S8 9HE

Guide Price £270,000 - £280,000

A stunning three-bedroom mid-terrace property arranged over four thoughtfully designed levels, this beautifully presented home effortlessly blends character, style, and practicality. Lovingly maintained and upgraded, the property boasts a recently installed boiler (2025) and a new roof in 2020, offering peace of mind for prospective buyers. The ground floor features a spacious dining kitchen fitted with sleek modern white units, solid wooden worktops, and a Range Master oven. With space and plumbing for freestanding appliances, wooden flooring underfoot, and delightful views over the rear garden, this is a perfect hub for both everyday living and entertaining. From here, access leads down to a professionally tanked converted basement, providing a highly versatile space ideal as a utility area, home office, or additional workspace. The cosy living room exudes warmth and charm, centred around a gas stove set on a tiled hearth with an exposed chimney breast. Varnished floorboards, shelving within the alcoves, and decorative coving create a rustic yet homely atmosphere. To the first floor, there is a generous front-facing double bedroom with a large window and a useful walk-in storage cupboard cleverly utilising space over the stairs. A second single bedroom sits to the rear. The recently installed bathroom is beautifully styled, featuring a traditional handwash basin and WC, alongside a walk-in rainfall shower with elegant fluted glass to complement the window. Finished with a monochrome tiled floor and bold contemporary décor, the space is both striking and functional. The top floor offers a stunning main bedroom or flexible living space, enjoying dual aspect light from a front Velux window and a rear dormer. With exposed beams, bespoke storage fitted into the alcoves, wood-effect flooring, and clean, stylish décor, this level provides a peaceful and characterful retreat. Externally, the property benefits from a front forecourt and a communal passageway leading to an attractive rear garden. The garden is arranged over three tiered stone terraces, enclosed by fencing and complemented by mature planting. A pergola at the far end creates a charming covered seating or dining space, perfect for outdoor relaxation and entertaining. On-street parking is available. Situated in the popular Meersbrook area, 98 Upper Valley Road enjoys a convenient location close to local amenities, reputable schools, and excellent transport links. The area is well-regarded for its green spaces, including nearby parks, while offering easy access to the city centre, making it an ideal choice for a wide range of buyers seeking both lifestyle and connectivity.





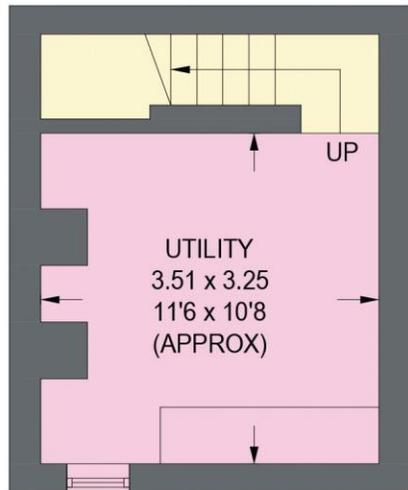
- Beautiful Mid Terrace Family Home
- 3 Bedrooms & Lovely Bathroom
- Popular Location in Meersbrook, S8
- Light & Airy Dining Kitchen
- Blends Character, Style, and Practicality

- Attractive Low Maintenance Rear Garden
- Converted / Tanked Basement
- Recently Installed Combination Boiler
- Leasehold 800 years from 1904 £9pa
- Council Tax Band A, EPC Rating TBC

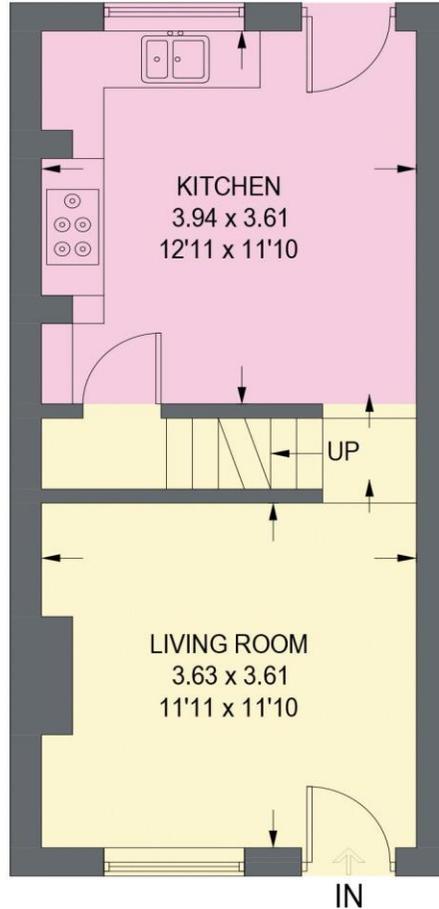


98 UPPER VALLEY ROAD

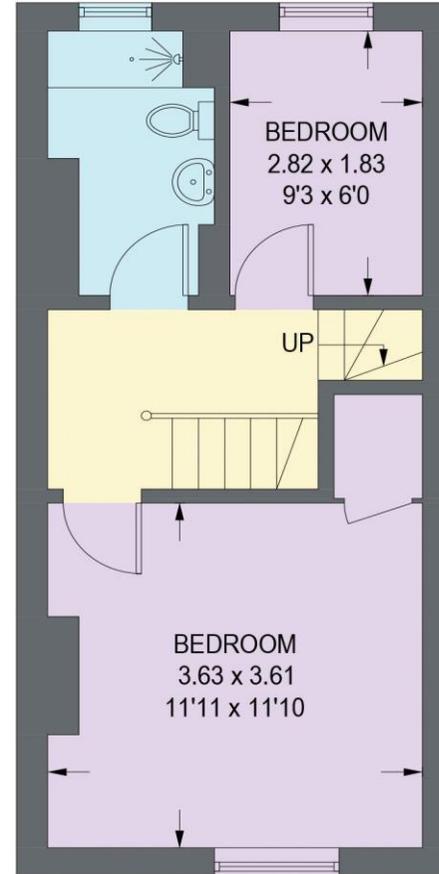
APPROXIMATE GROSS INTERNAL AREA = 95.8 SQ M / 1031 SQ FT



LOWER GROUND FLOOR
14.8 SQ M / 159 SQ FT



GROUND FLOOR
31.4 SQ M / 338 SQ FT



FIRST FLOOR
31.1 SQ M / 335 SQ FT



SECOND FLOOR
18.5 SQ M / 199 SQ FT

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

(IDMRP2025)



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