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Pleasant Road, Intake, Sheffield, S12 2BE

**BELVOIR!**

OIRO £250,000



### Key Features

- > Four Bedrooms
- > Extended Semi-Detached House
- > Private Rear Garden
- > Driveway
- > Two Reception Rooms
- > Large Loft Room with Velux Windows Installed
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are delighted to bring to the market this extended and well-maintained four-bedroom semi-detached home, offering additional loft space and further potential to extend to the side (subject to planning).

Situated in a highly sought-after location, the property boasts a stunning entrance hall, a beautiful rear garden, and spacious family accommodation throughout.

Offered for sale with no onward chain, this is a fantastic opportunity for buyers looking to secure a home with excellent potential in a desirable area. Early viewing is highly recommended.



Located in the highly sought-after Intake area of Sheffield, this beautifully presented family home offers spacious and versatile living accommodation with excellent potential for further development.

On the ground floor, the property features a entrance porch with space for coats and shoes, leading into a stunning hallway enhanced by an oak and glass banister. There are two generous and inviting reception rooms, one of which benefits from a charming bay window, providing a bright and comfortable living space. The well-equipped kitchen includes a range of wall and base units, an integrated double oven, gas hob, and an extractor fan, making it both functional and stylish.

Upstairs, the accommodation comprises three well-proportioned double bedrooms and a further single bedroom, ideal for a growing family or those working from home. The modern bathroom includes an enclosed shower, WC, wash basin, and a storage unit. A pull-down ladder provides access to the loft, which features two Velux windows. Currently used for storage, this space offers exciting potential to be transformed into a fifth bedroom, subject to the necessary consents.

Externally, the property benefits from a driveway and a roll-down garage door, with additional space for a second car. This space has the potential to extend to the side of the property—subject to planning permission—to create a spacious open-plan dining kitchen. To the rear, a private garden with patio and lawn offers a peaceful and secure outdoor space for relaxation and entertaining.

With gas central heating and double glazing throughout and no onward chain. Ideally located close to a wide range of amenities and boasting excellent transport links across the city, this property presents a fantastic opportunity in a prime Sheffield location.

**Additional Information:** • Leasehold: 730 years remaining • Ground rent: £16 per annum • Council Tax Band: C \*As advised by Vendors

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

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