







22 Lees Hall Road

Sheffield • South Yorkshire • S8 9JJ

Guide Price £280,000 - £290,000

Located close to Graves Park and Meersbrook Park in the highly sought-after S8 area, this attractive three-bedroom semi-detached family home offers deceptively spacious, light and airy accommodation. The property benefits from a driveway and a generous enclosed rear garden, making it ideal for family living. The current owners have improved the home significantly, including a new roof, modern kitchen, partial window replacement and a full rewire. The property also features combination gas central heating and double glazing. Offered with no onward chain, it presents an excellent opportunity for buyers seeking a ready-to-move-into home with potential to extend or further develop, subject to the necessary consents. A side entrance provides access to useful cloakroom storage. The welcoming living room features simple décor, a decorative feature fireplace and a bay window, creating a bright and comfortable space. To the rear is a superb open-plan dining kitchen, offering a flexible family space. The modern Shaker-style kitchen includes an integrated oven, induction hob, dishwasher, washing machine and fridge freezer, complemented by wood-effect worktops and a generous range of storage units. The adjoining dining area has sliding patio doors opening directly onto the garden. Upstairs, the main bedroom is bay-fronted with pleasant views, decorated in soft pastel tones and benefiting from built-in storage. The second bedroom overlooks the rear garden, while the third bedroom is ideal as a single bedroom, nursery or home office. The fully tiled bathroom includes a shower over the bath and a contrasting tiled floor. The loft space is partially developed and boarded, with a Velux window, offering further potential for development if desired (subject to the appropriate permissions). Externally, there is off-street parking to the front and a generous enclosed rear garden featuring a stone patio, ideal for outdoor dining and entertaining, along with a level lawn. Lees Hall Road is an extremely popular location, well served by local shops, amenities, schools, recreational facilities and public transport. It also provides convenient access to Sheffield city centre, St James Retail Park, hospitals, universities, motorway links, and the Peak District National Park.



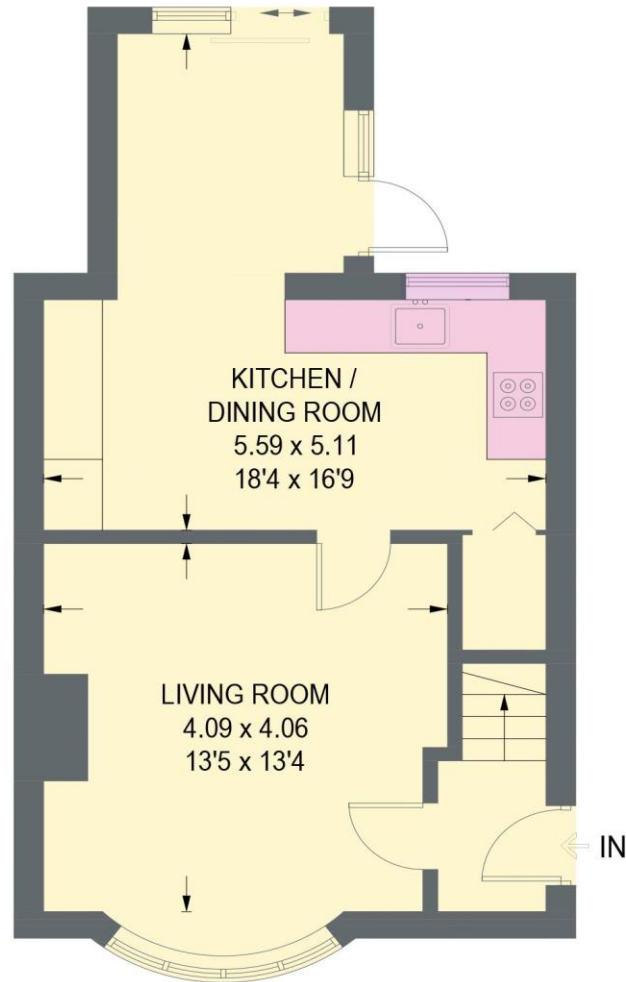


- Attractive Semi-Detached House
- 3 Bedrooms & Modern Bathroom
- Located in Norton Lees, S8
- Close to Graves & Meersbrook Park
- Superb Open Plan Dining Kitchen
- Generous Enclosed Rear Garden
- Off Street Parking
- Combination Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band B, EPC Rating D

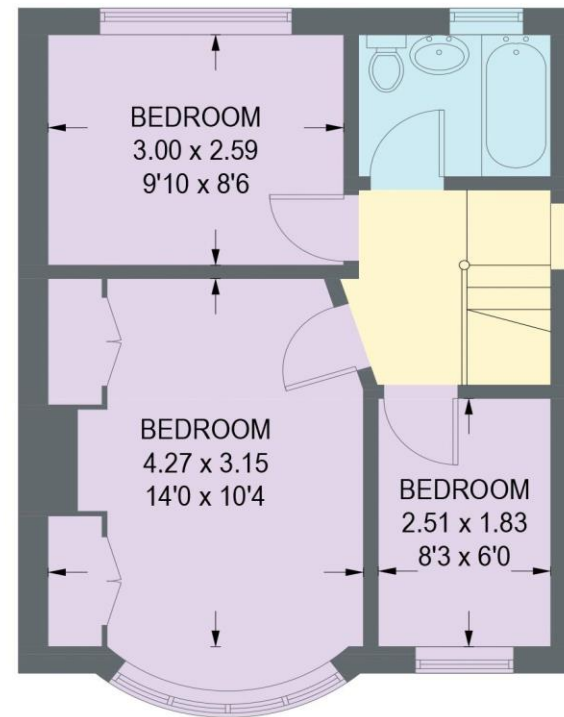


22 LEES HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.3 SQ M / 853 SQ FT



GROUND FLOOR
43.3 SQ M / 466 SQ FT



FIRST FLOOR
36.0 SQ M / 387 SQ FT

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



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