



100 Harvey Clough Road, Sheffield, S8 8PG

Saxton Mee

100 Harvey Clough Road

£575,000

Truly deceptive; this superb four bedroomed detached house with a large detached self contained annexe at the bottom of the garden (ideal for dependant relative or "twentysomething") is most conveniently located within this sought after suburb of Norton Lees which has a comprehensive range of local amenities including shops, cafe, co-op and reputable schooling and stands close to the renowned Graves Park.

The excellent St.James Retail Park along with the ring road are easily accessible together with the city centre. The main house offers nicely proportioned and well presented accommodation extending over three floors and offers gas fired central heating, double glazing and briefly comprises: porch, hallway, living room with feature fireplace, large dining room, well equipped breakfast kitchen, small cellar. First floor landing off which opens two double bedrooms, nursery/study. Bathroom with a white suite having a bath and separate shower. Second floor landing with two further bedrooms.

The self contained detached annexe offers an opportunity for potential Airbnb accommodation and is itself surprisingly well proportioned and has been converted within fairly recent years and is centrally heated and double glazed and comprises of a large open plan kitchen/living area with a range of fitted units with a downstairs WC leading off and a superb sun room. Opening off the landing on the first floor is an excellent shower room and good size double bedroom.

Outside: narrow drive, level rear garden which has been set down with ease of maintenance in mind with artificial grass, sitting out area and is partially sub divided so the annexe and main house have their own defined areas.

- Spacious four bedroomed detached house and separate large detached self contained one bed annexe
- Beautifully appointed throughout
- Perfect for a family with dependant relative/twentysomething
- Most convenient location
- Gas central heating and double glazing
- Level south facing rear garden
- Comprehensive range of nearby amenities including Graves Park
- Flexible and versatile accommodation
- EPC: C
- Council tax Band / Tenure: Freehold





 Floor 0 Building 1	 Floor 1 Building 1	Approximate total area⁽¹⁾ 2176 ft² Reduced headroom 57 ft²
 Floor 0 Building 2	 Floor 1 Building 2	
 Floor 2 Building 2		

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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