







30 Aysgarth Road

Sheffield • South Yorkshire • S6 1HU

Guide Price £215,000 - £225,000

Situated on a generous corner plot with gardens to three sides, this well-presented three-bedroom home offers excellent potential for extension, subject to the necessary planning permissions, making it an ideal choice for growing families and those looking to create their forever home. The welcoming entrance hallway leads to a bright and spacious bay-windowed living room, featuring attractive laminate flooring and a charming feature fireplace, creating a warm and inviting living space. To the rear of the property is a well-appointed dining kitchen fitted with a range of wall and base units, incorporating a hob, oven and extractor hood. A fridge/freezer, washing machine and tumble dryer are also included. The kitchen also benefits from laminate flooring, a wall-mounted combination boiler and direct access to the rear garden, providing an ideal space for everyday family living and entertaining. The first-floor landing provides access to the loft space and leads to three well-proportioned bedrooms together with a family bathroom, fitted with a white suite incorporating a bath with shower attachment and part-tiled walls. Externally, the property enjoys gardens to three sides with established privet hedging, a driveway providing off-road parking and access to a brick-built garage. The generous plot offers excellent scope to extend (subject to the necessary planning consents), while the rear of the property enjoys attractive open views. The property occupies a convenient and sought-after location, well placed for a wide range of local shops and everyday amenities, reputable schools, and recreational facilities. Excellent transport links provide easy access to the city centre, motorway network, hospitals and universities, making it an ideal choice for families, professionals and commuters alike.





- Well-presented Three-Bedroom Home
- Generous Corner Plot with Gardens to Three Sides
- Bay-Windowed Living Room with Feature Fireplace
- Spacious Dining Kitchen with Integrated Appliances
- Family Bathroom with White Suite

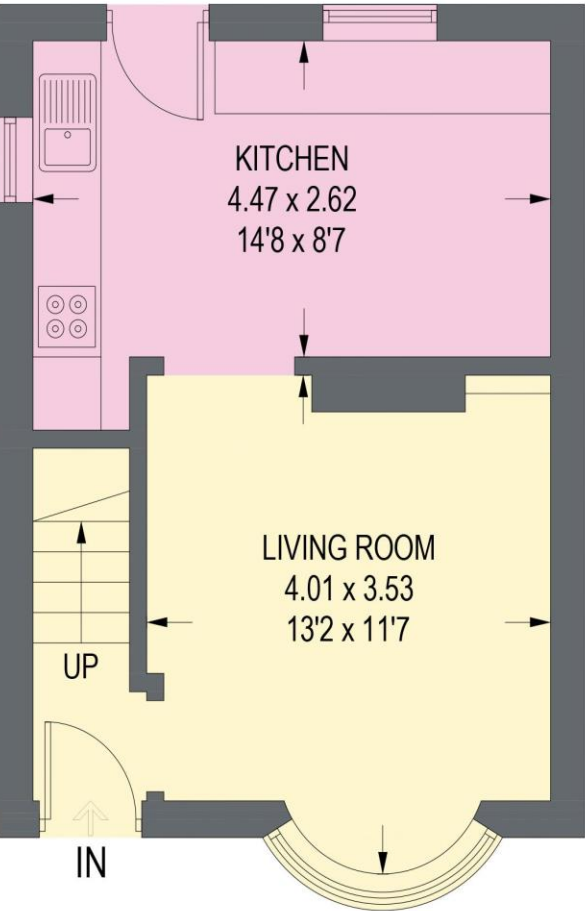
- Driveway and Brick-Built Garage
- Excellent Rear Views
- Superb Potential to Extend
- Excellent Amenities & Transport Links
- EPC Rating E & Council Tax Band B



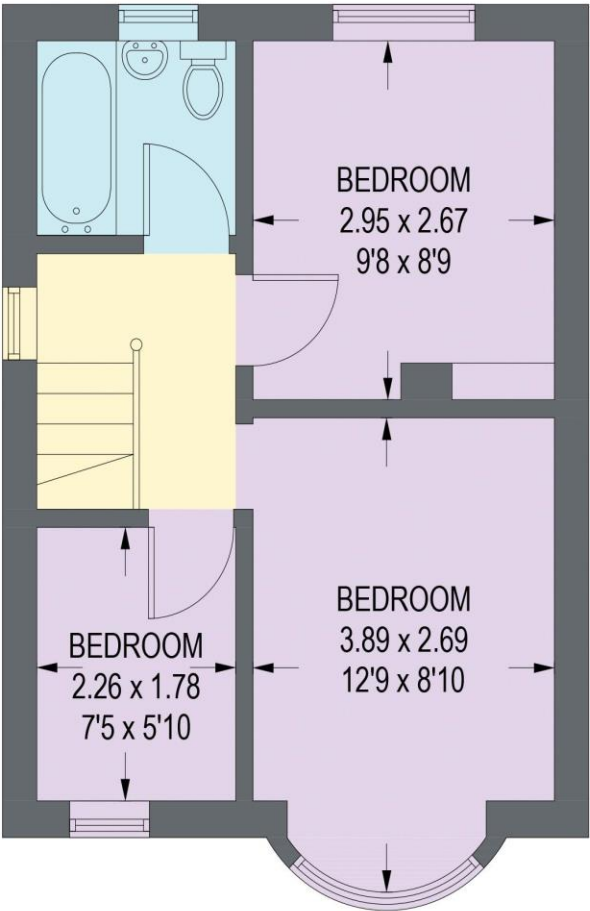


30 AYSGARTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 58.9 SQ M / 633 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
29.4 SQ M / 316 SQ FT



FIRST FLOOR
29.5 SQ M / 317 SQ FT

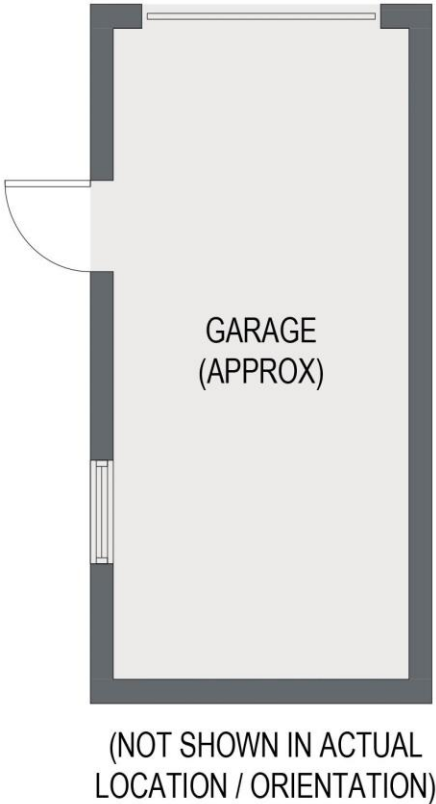


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1318240)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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