





222 Psalter Lane

Brincliffe • Sheffield • S11 8UT

Guide Price 485,000 to £495,000

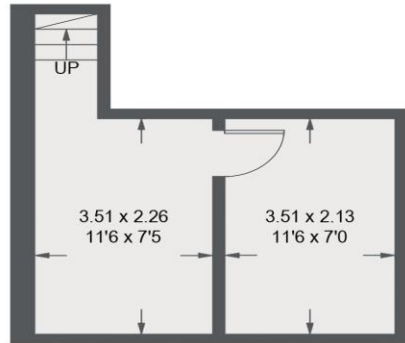
A stunning four double bedroom, larger-sized period terraced family home located on a highly sought-after road in S11. Retaining many original features and period charm, this property offers flexible accommodation arranged over three levels and is tastefully presented throughout. Situated in a conservation area, it benefits from wooden sash windows, gas central heating via a combination boiler, and an attractive enclosed rear garden with outhouse. The property is entered through a tiled porch into a welcoming inner hallway with cloak-hanging space. From here, there is access to a two-part cellar, providing useful utility space with plumbing for a washing machine. The dual-aspect, open-plan living area is filled with character, featuring decorative coving, high ceilings, sash windows, an open fireplace, oak flooring and bespoke fitted storage. This flows into the contemporary kitchen, designed with a sleek gloss finish and incorporating integrated appliances including dishwasher, fridge/freezer, and electric fan oven. A picture window frames a pleasant garden outlook with alternative rear door access. On the first floor, the traditional-style bathroom is fitted with a freestanding roll-top bathtub, corner shower cubicle, and Savoy hand basin, with a separate WC for convenience. Two generously sized double bedrooms are also found on this level, both styled in modern tones and offering built-in wardrobe storage. Stairs from the landing rise to the second floor, where there are a further two double bedrooms alongside a generous storage cupboard with potential to convert into a shower room or study (subject to the necessary consents). Externally, an established front garden creates an excellent first impression and provides privacy from the road. To the rear, the fully enclosed garden is secure and well-designed with a combination of stone terracing and lawn, softened by attractive planting. The garden also features a useful outbuilding for storage, which houses the combination boiler. Psalter Lane is an extremely popular road within the Conservation Area, well-served by local shops and amenities in Sharrow Vale, Ecclesall Road, and Nether Edge. The area is also renowned for its highly regarded local schools, nearby parks and recreational facilities, excellent public transport, and convenient access to the City Centre, hospitals, universities, and the train station.



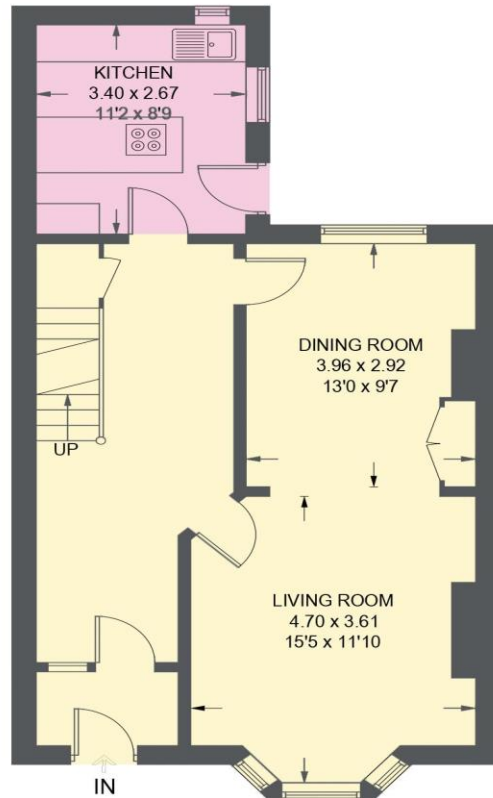
- Larger-Sized Period Terraced Family Home
- 4 Double Bedrooms
- Highly Sought-After Road in S11
- Flexible Accommodation Arranged Over 3 Levels
- Original Features and Period Charm
- Stylish, Modern Interior
- Potential to Further Develop
- Private Enclosed Rear Garden
- Lease 800 years from 25/03/1906
- Council Tax Band C EPC Rating D

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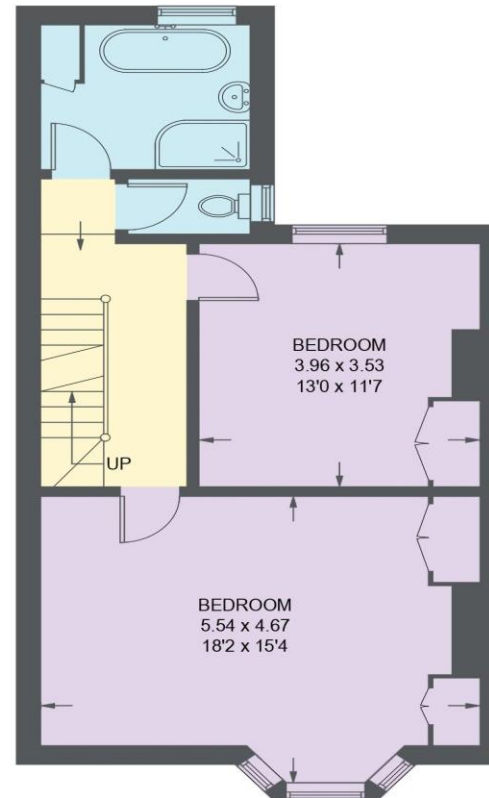
APPROXIMATE GROSS INTERNAL AREA = 158.8 SQ M / 1709 SQ FT
(INCLUDING CELLAR)



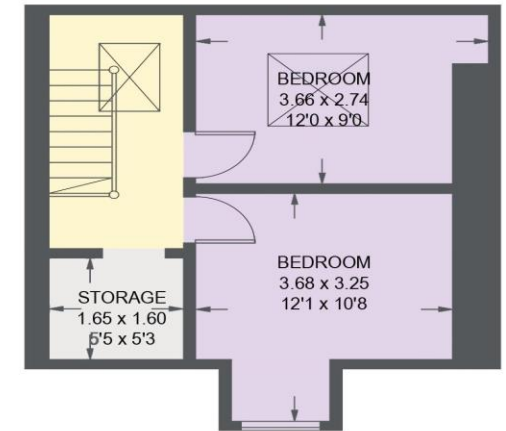
CELLAR
17.3 SQ M / 186 SQ FT



GROUND FLOOR
55.8 SQ M / 601 SQ FT



FIRST FLOOR
55.5 SQ M / 597 SQ FT



SECOND FLOOR
30.2 SQ M / 325 SQ FT

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

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.