



400, Halifax Road, Sheffield, S35 8PA

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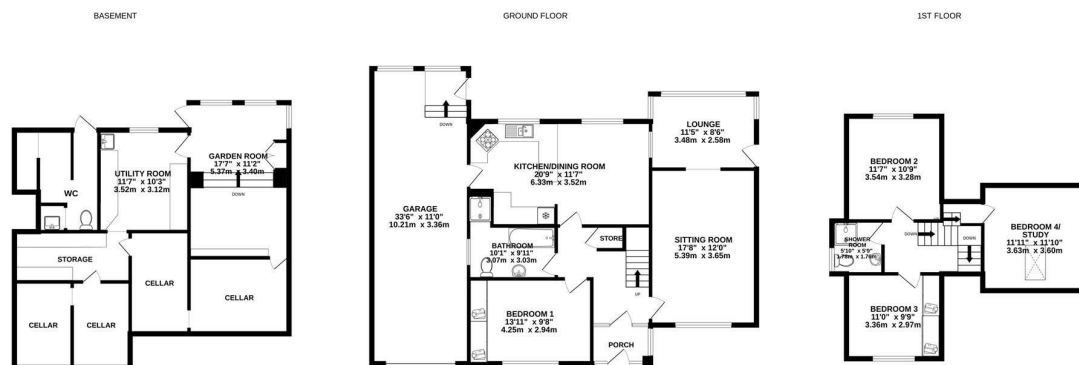
Description

An extended detached property that enjoys a lovely outlook to the rear over the wonderful gardens and having glimpses of the countryside, beyond the surrounding rooftops, towards the distant countryside. This super property has so much to offer, with a deceptively spacious range of accommodation laid out over two floors being ably supported by three basement rooms that are accessible from the garden at the rear and further cellars for storage etc.. It is suggested that even though these rooms don't conform to current building regs, there is huge potential here for development and they offer further versatility in their current format. The main accommodation is accessed from a porch that opens to the spacious hallway. On the ground floor there is a large double bedroom, adjacent to an equally spacious bathroom. Other rooms on this level include an extended sitting room and lounge and a separate, open plan kitchen that has access to the large garage. On the first floor there are two/three further bedrooms and a shower room. The property is set back from the main Halifax Road giving it better privacy and less road noise and the front of the plot has two driveways with one leading into the large, tandem double garage. From the garage there is access to the substantial rear garden that will be sure to impress. This freehold property is available with no onward chain and the grant of probate has been finalised making it an ideal home for someone who wants a quick purchase.

- Three/four double bedrooms including one large double on the ground floor.
- Two bath/shower rooms and a separate W.C on the basement level.
- Extended sitting room opening into a lounge area that overlooks the pretty gardens.
- Open plan dining kitchen that again overlooks the lovely gardens to the rear.
- Porch opening to a wide and welcoming reception hall with storage cupboard.
- Two drives providing off road parking and a larger than average, extended tandem garage that will fit cars and storage.
- Three basement rooms, accessible from the garden. Although not having regs these occasional rooms provide flexibility in their use, potential for redevelopment and include a large utility room.
- Large plot including a quite lovely rear garden with a terrace, expansive deck and lawn.
- Council Tax Band D, Freehold tenure and EPC rating D60.
- No onward chain.





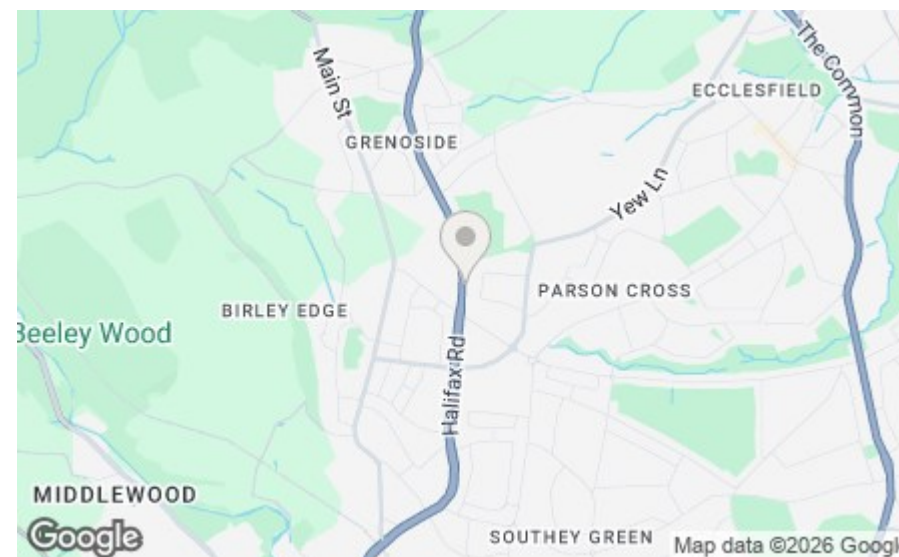


GARAGE/BASEMENT CELLARS/WC & STORE ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1711sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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