



42 Psalter Lane

Brincliffe, Sheffield, S11 8YN

Guide Price £500,000



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Description

GUIDE PRICE £500,000 - £525,000. A fine villa with traditional features including lofty ceilings, attractive bay windows and superb proportions throughout its 3 floors of accommodation. This lovely property enjoys an enviable location in this hugely fashionable and sought after neighbourhood, a short stroll away from the popular social scene found around Sharrowvale, London Road and Ecclesall Road. Although requiring a general scheme of modernisation it is suggested that with 5/6 bedrooms and a deceptively spacious garden the property would be ideal for the family market and gives prospective buyers the opportunity to finish to their own exacting standards whilst retaining the undeniably attractive original features that remain. Brincliffe is a highly regarded location with popular schooling found close by and although it is fairly central to the city centre there are scenic walks running through both Endcliffe and Bingham Parks into the glorious surrounding countryside.

- Five/six bedrooms offering a huge degree of versatility in their use.
- Superb second reception room with an original fireplace and a bay window overlooking the garden.
- Two basement rooms providing potential for development (subject to regs).
- Family bathroom and separate W.C.
- Large sitting room with elegant bay window, open fire and detailed ceiling work.
- Fitted breakfast kitchen with side access.
- Porch with gorgeous original tiling complemented by attractive stained glass in the entrance door.
- Front garden providing space for off road parking subject to consent.





Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specioly no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specioly no guarantee is given on the total square footage of the property if quoted this plan.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		Environmental Impact (CO₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.