





# 185, Richmond Road

Sheffield, S13 8TE

## Description

Upon entering, you are greeted by a well-appointed reception room that exudes warmth and style, perfect for both relaxation and entertaining. This leads into the superb kitchen which is a real treat - wooden worktops combined with a centre island and modern integrated appliances make this the real heart of the home. There is also access to the large conservatory, as well as the utility room. The property boasts two generously sized bedrooms, ensuring plenty of space for family or guests. With two bathrooms, convenience is at your fingertips, making morning routines a breeze. The excellent conservatory is a real bonus and unusual in this style of home, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The modern decor throughout the property enhances its appeal, creating a fresh and inviting atmosphere.

The property has a neutral feel throughout and this extends upstairs to the two bedrooms and modern family bathroom that has a modern P-shaped bath with shower over, as well as sink with storage underneath and W.C.

Outside, the property benefits from a private driveway, providing off-street parking for two cars and EV charging point, as well as a separate garage for additional storage or vehicle accommodation. There is also a separate utility room and outdoor W.C.



- Spacious, two bedroom semi-detached house
- Driveway and separate garage
- Close to local bus routes, Sheffield Parkway and M1
- Viewing recommended - call 0114 2683388
- EV charging point
- Popular Handsworth location
- Contemporary family bathroom
- Excellent conservatory space and large garden
- Local shops, supermarkets and excellent transport links
- Sold via ELR Premium (Buyers fees of £595 inc VAT apply)





which could be converted (subject to regs). The outdoor space is perfect for enjoying the fresh air or hosting gatherings with friends and family. In addition, the property has had a new boiler fitted within the last 2 years, new UPVC windows, decoration throughout and significant garden maintenance, as well as further loft insulation.

This semi-detached house on Richmond Road is not just a home; it is a lifestyle choice in a vibrant community. With its ideal location, modern amenities, and charming features, this property is sure to attract those seeking a comfortable and stylish living environment in Sheffield. Don't miss the opportunity to make this lovely house your new home.

ELR PREMIUM - Please read

We have created 'ELR' Premium in order to streamline the buying process, and significantly reduce abortive sales. Purchasers will benefit from a pre sales buyers pack, created by our legal partners, to give buyers as much information as possible prior to committing to purchase.

The pack includes:

- Property Information Questionnaire
- Fittings and Contents list
- Official copy of the register
- Title plan
- Local search
- Water and drainage search
- Coal and mining search
- Environmental search

By purchasing via this method, it has been proved to significantly improve completion times, as well as reduce fall through rates.

For more information on this service, please contact us.

\* fees apply for this service

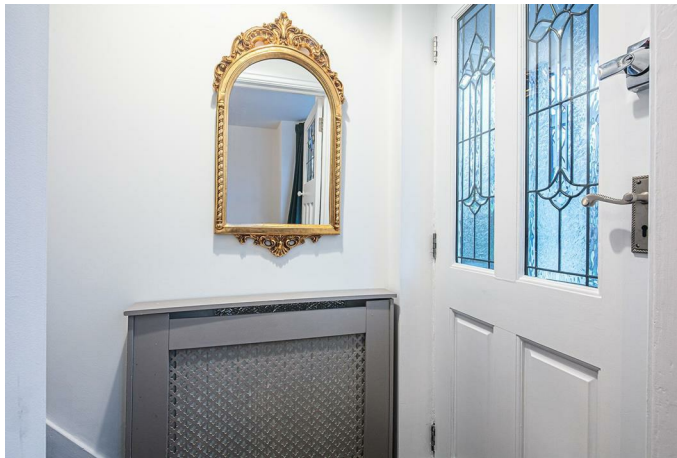








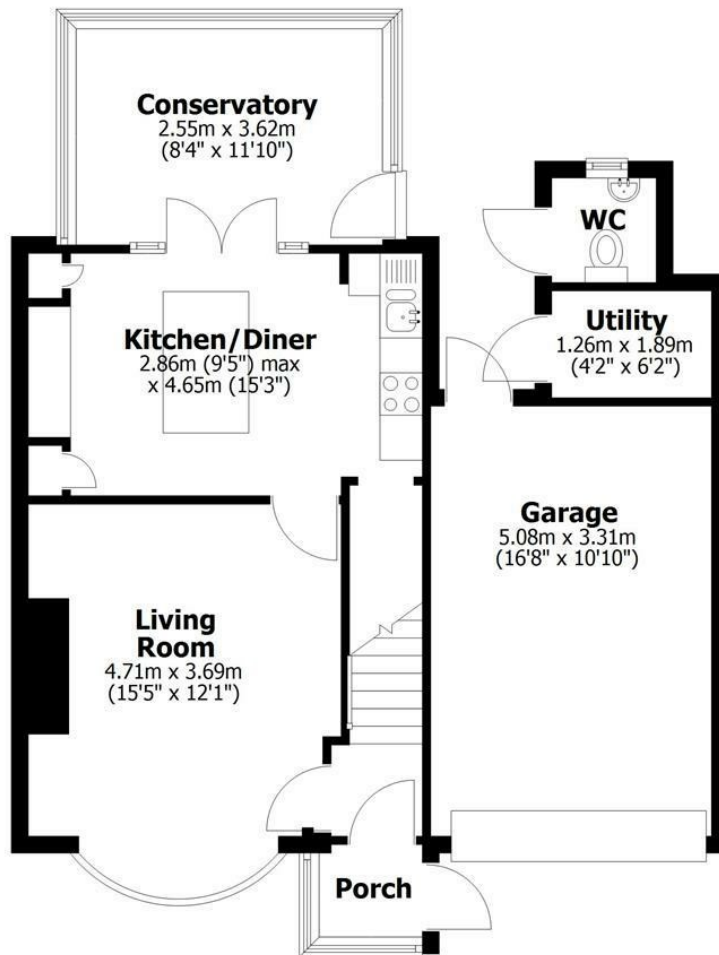






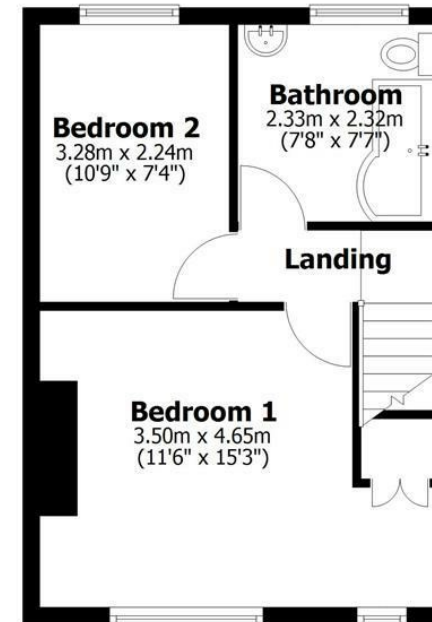
## Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



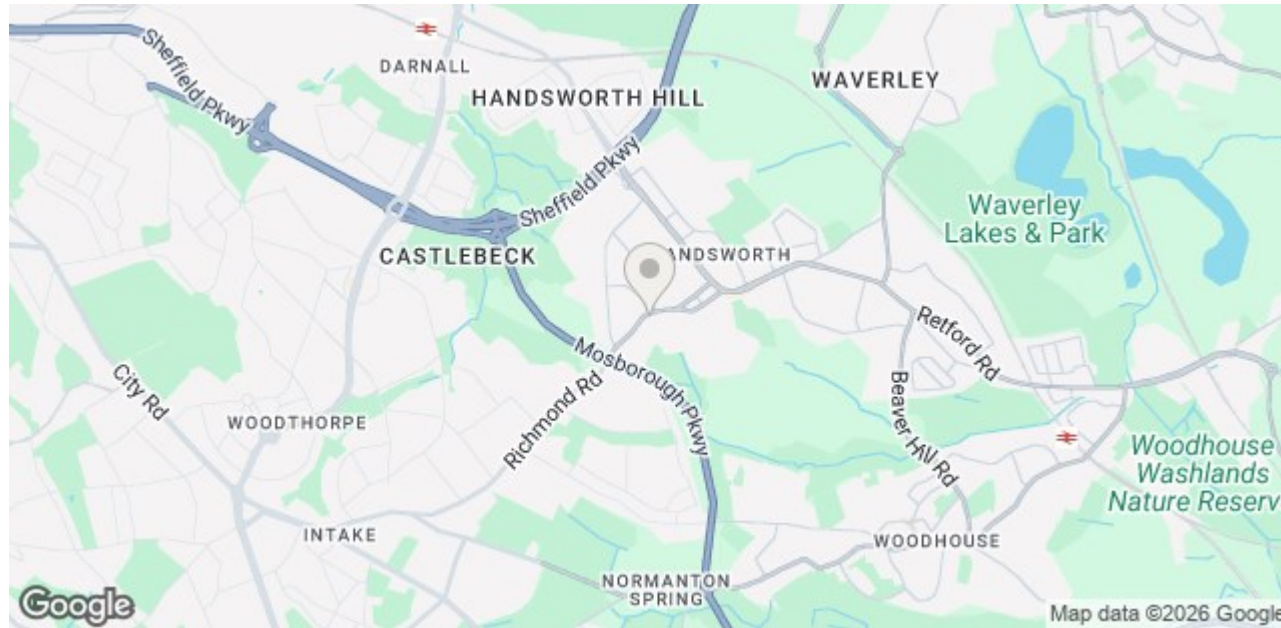
Total area: approx. 97.2 sq. metres (1045.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**185 Richmond Road**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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