



**WHITEHORNES**

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0114 268 8533  
info@whitehorns.com  
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**42 Welby Place, Meersbrook**

Sheffield

**Guide Price £285,000 - £295,000**

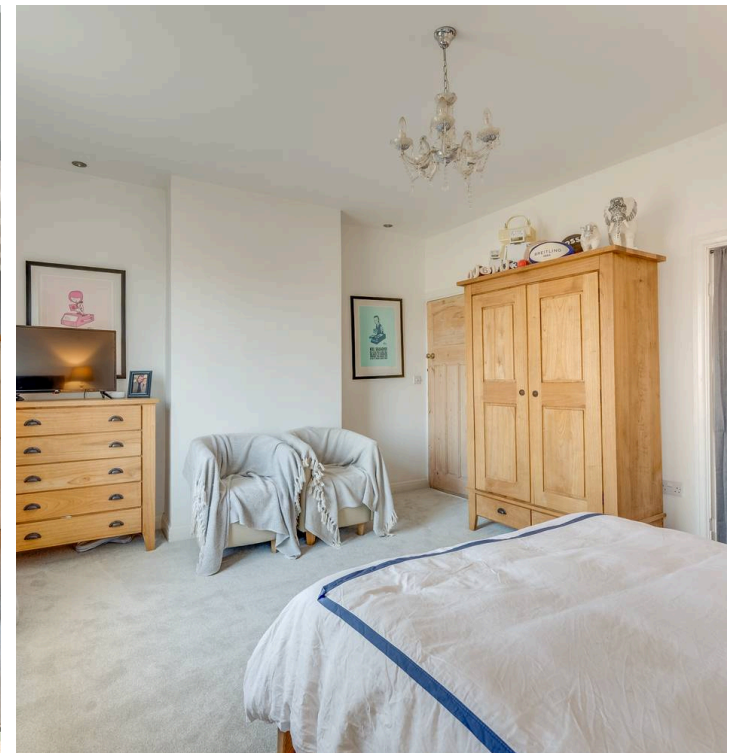


# 42 Welby Place

Meersbrook, Sheffield

An absolutely stunning, immaculately presented and very well proportioned three bedroom, two bathroom bay window, Victorian terraced. Finished internally to the very highest of standards with absolutely no expense spared by the current vendors to create this uber contemporary vibe that is epitomised by the incredible loft master bedroom. Retaining a wealth of the original period features, character and charm associated with a property from this era and effortlessly blending them with a superb high end modern touch it's easy to say that viewing is absolutely a prerequisite to fully appreciate this wonderful home. Offering a deceptive feel from the front that offers up three impressive floors of accommodation totalling 1,221 sq feet together with an off shot kitchen, private rear sunny garden and easy on road parking to the front. Council Tax band: A Tenure: Freehold

- STUNNING THREE BEDROOM VICTORIAN TERRACE HOME
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD WITH NO EXPENSE SPARED
- TWO BATH/SHOWER ROOMS WITH THE LOFT MASTER HAVING ITS OWN EN-SUITE
- QUIET CUL DE SAC POSITION ON THIS LITTLE KNOWN ROAD
- HEART OF ULTRA POPULAR MEERSBROOK WITH THE PARK AROUND THE CORNER
- PITCH PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME BUYER OR YOUNG FAMILY
- EASY ON ROAD PARKING TO THE FRONT AND SUNNY REAR PRIVATE GARDEN
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,221 SQ FEET



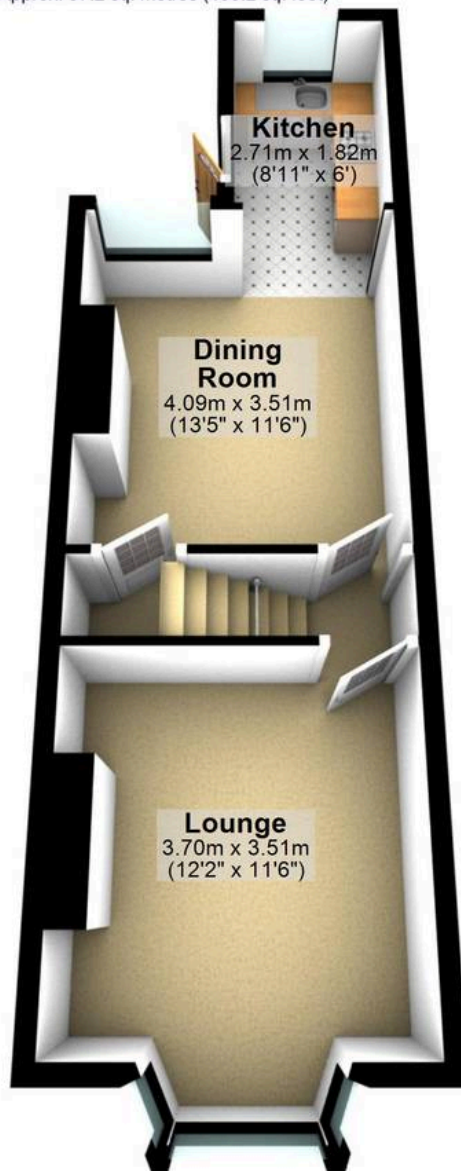






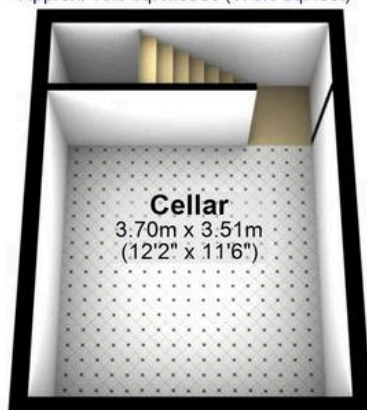
## Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



## Cellar

Approx. 16.3 sq. metres (176.0 sq. feet)



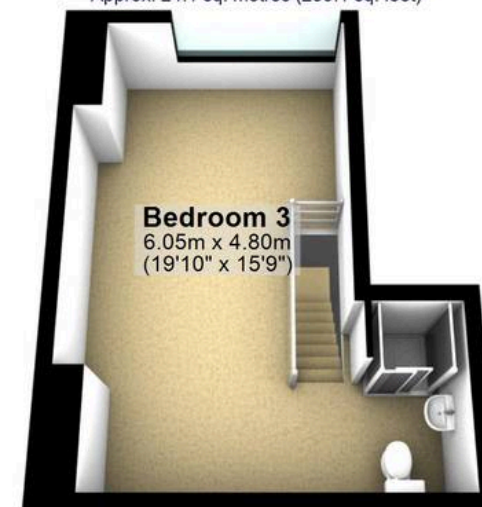
## First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



## Second Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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