



**WHITEHORNS**

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**23 Wayland Road, Sheffield**

Sheffield

Guide Price **£325,000**



# 23 Wayland Road

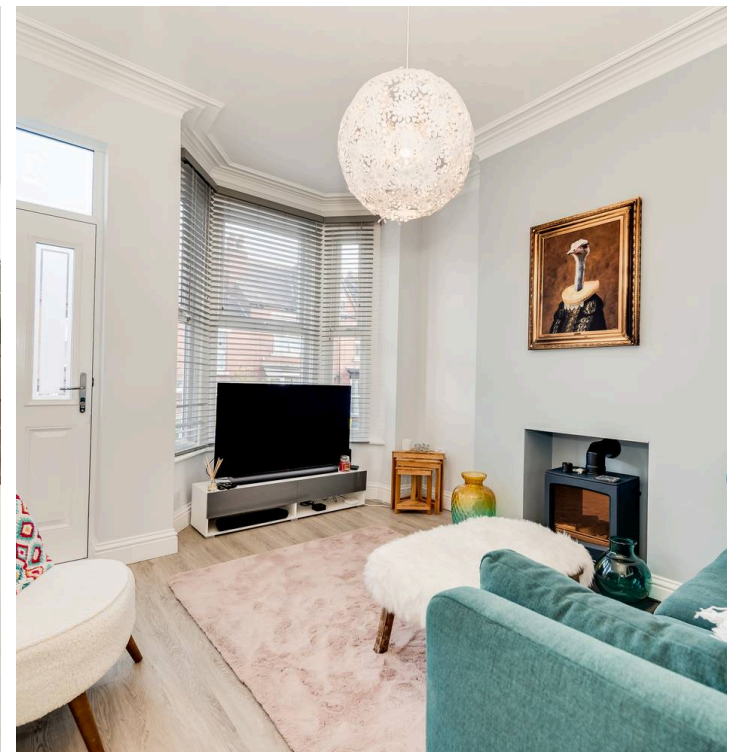
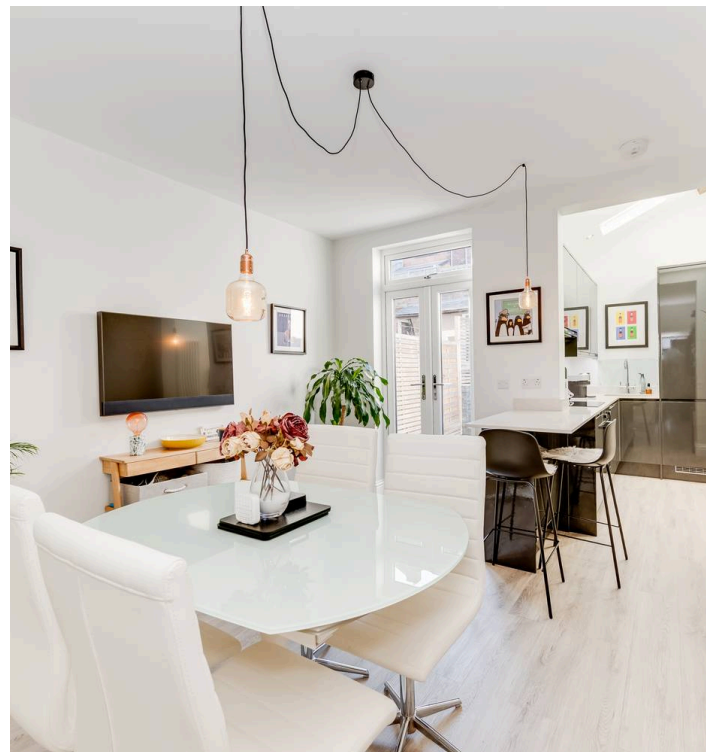
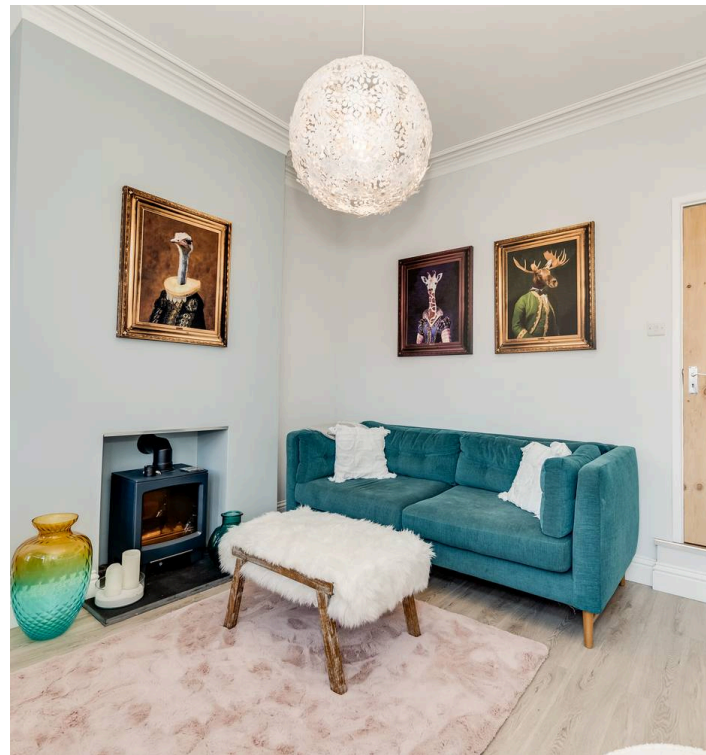
Sheffield, Sheffield

An absolutely stunning three bedroomed, double off shot, period Victorian mid terraced property. Ideally placed in the heart of Sheffield eleven on the south west fringes of the city number 23 offers spacious and immaculately presented accommodation spanning over three floors that offers huge potential to also create a fabulous basement conversion. Being of particular interest to the first time buyer, professional couple and young family alike the property is within catchment for some of the city's top performing schools including Ecclesall and High Storrs along with being in walking distance of Endcliffe Park, Sharrowvale/Banner Cross that offer up an array of independent cafes, eateries and shops. Not forgetting The Peak District and central Sheffield together with principal hospitals and hospitals are close by. In brief this beautiful property comprises, off shot kitchen flowing to an informal breakfast dining area, superb sitting room, three generous bedrooms and lovely bathroom. Outside is a stunning low maintenance garden perfect for families and pets.

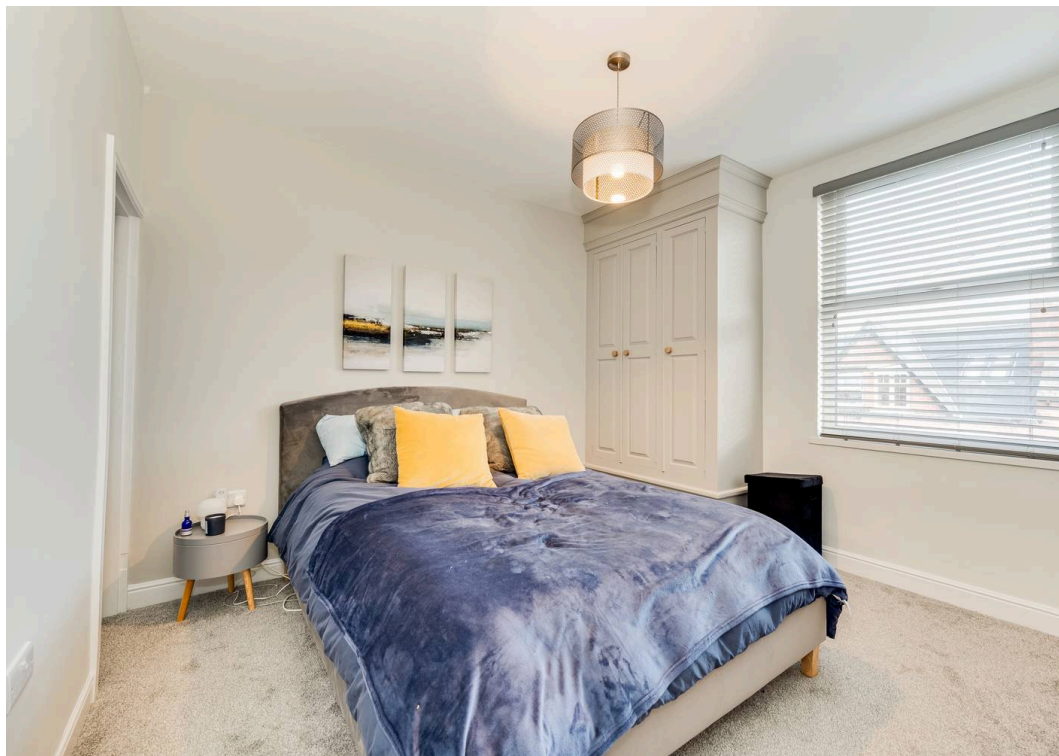
Council Tax band: B

Tenure: Leasehold

- LARGE THREE DOUBLE BEDROOMED MID-TERRACED PROPERTY
- DOUBLE OFF SHOT TO THE REAR
- NO EXPENSE SPARED THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE
- CLOSE TO SHARROWVALES MANY LOCAL SHOPS AND CAFES
- ENDCLIFFE PARK WITHIN EASY WALKING DISTANCE
- PRIVATE REAR GARDEN
- AMPLE ON STREET PERMIT PARKING



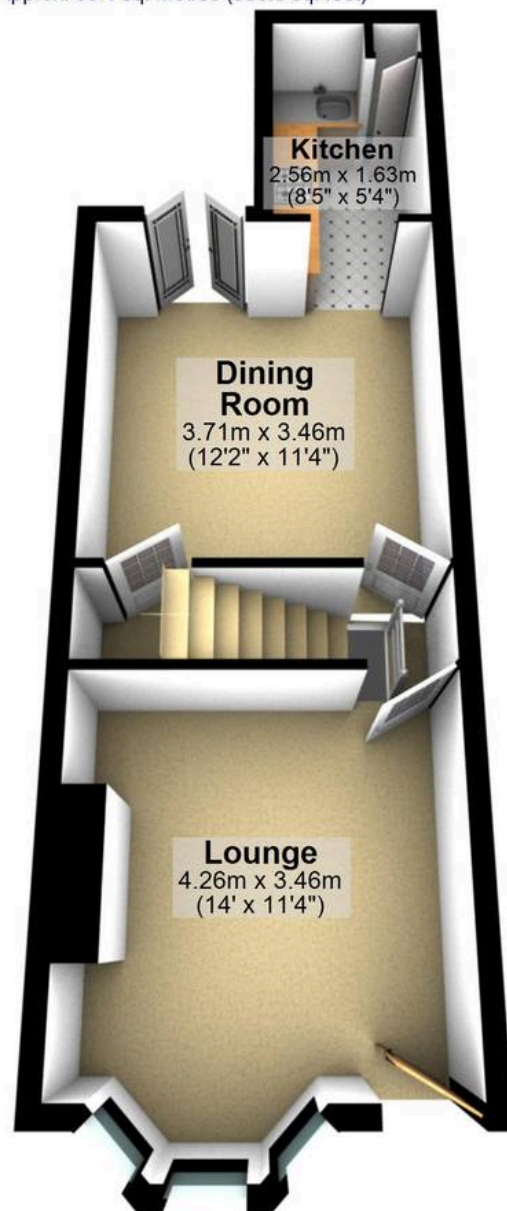






## Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



### Kitchen

2.56m x 1.63m  
(8'5" x 5'4")

### Dining Room

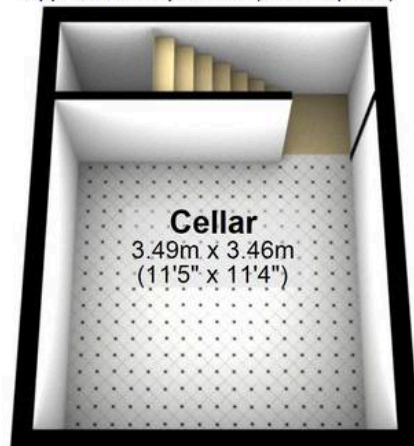
3.71m x 3.46m  
(12'2" x 11'4")

### Lounge

4.26m x 3.46m  
(14' x 11'4")

## Cellar

Approx. 15.4 sq. metres (165.6 sq. feet)

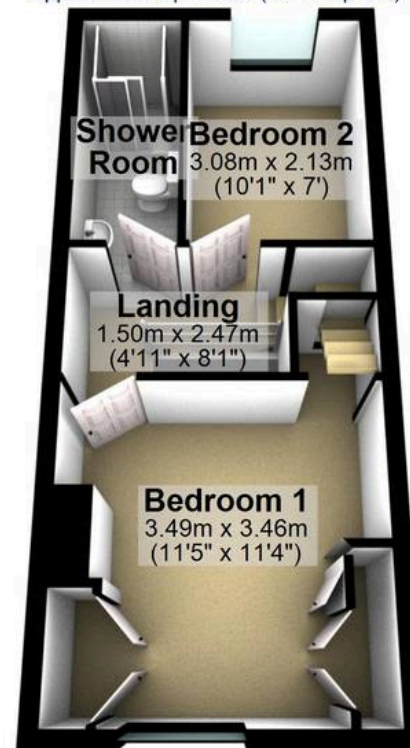


### Cellar

3.49m x 3.46m  
(11'5" x 11'4")

## First Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



### Shower Room

3.08m x 2.13m  
(10'1" x 7')

### Landing

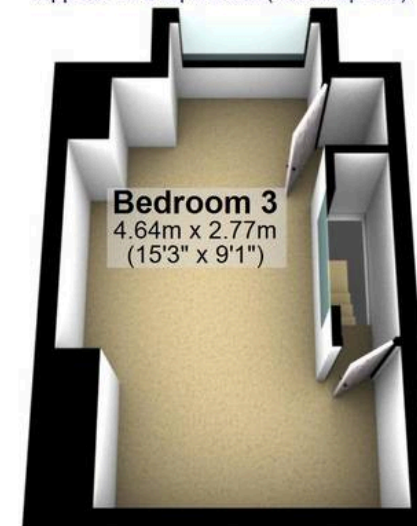
1.50m x 2.47m  
(4'11" x 8'1")

### Bedroom 1

3.49m x 3.46m  
(11'5" x 11'4")

## Second Floor

Approx. 17.3 sq. metres (186.4 sq. feet)



### Bedroom 3

4.64m x 2.77m  
(15'3" x 9'1")

Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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