



WHITEHORNS

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehorns.com
www.whitehorns.com

47 Headland Road, Crosspool

Sheffield

Guide Price £400,000 - £425,000

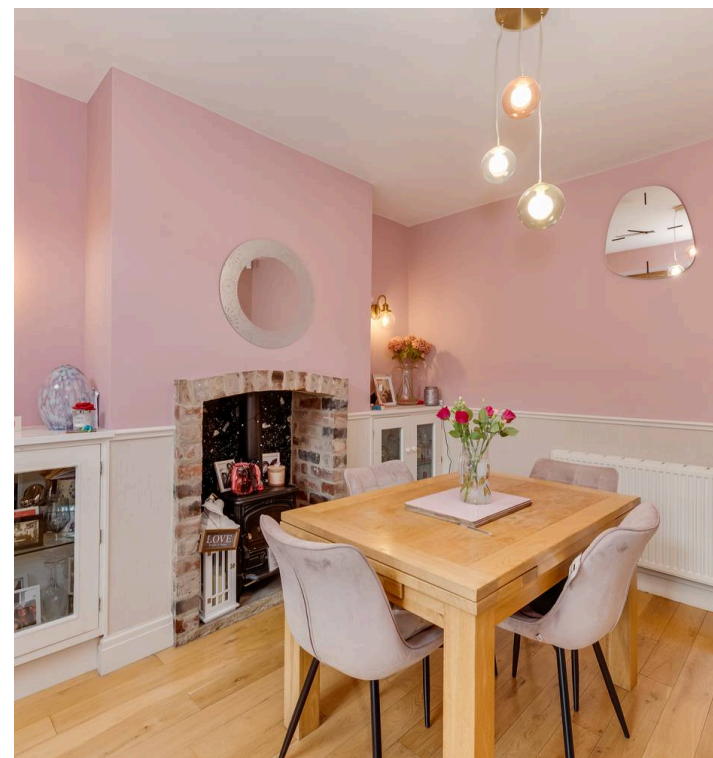
47 Headland Road

Crosspool, Sheffield

A beautifully presented and very well proportioned three bedroom semi-detached home, this property offers an incredibly rare opportunity to acquire a residence in the heart of the highly sought-after Crosspool area, towards the south west of Sheffield. Set on a quiet no through residential road, the house has been tastefully extended to the rear, creating a larger than anticipated ground floor layout that is perfect for modern family living. The spacious bay windowed lounge welcomes you with an abundance of natural light, while the open plan kitchen and dining area provide a versatile space for entertaining or relaxing. The property is within catchment for Ofsted-rated excellent schools, including Lydgate Junior and Tapton Secondary, making it an ideal choice for families.

Council Tax band: C Tenure: Leasehold

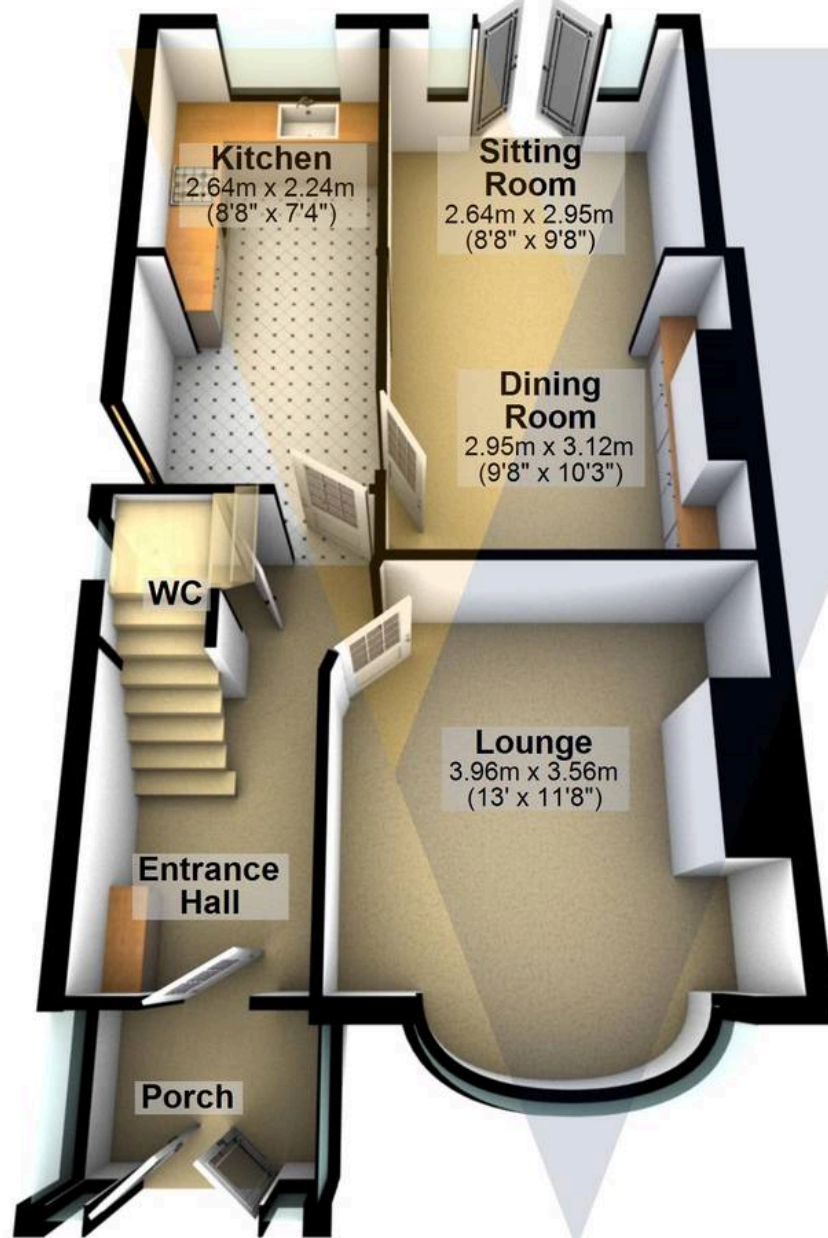
- A BEAUTIFULLY PRESENTED AND VERY WELL PROPORTIONED THREE BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- TASTEFULLY EXTENDED TO THE REAR TO CREATE A LARGER THAN ANTICIPATED GROUND FLOOR LAYOUT
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING A PREREQUISITE TO DO FULL JUSTICE
- QUIET NO THROUGH RESIDENTIAL IN THE VERY HEART OF ULTRA POPULAR CROSSPOOL TOWARDS THE SOUTH WEST OF THE CITY
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING LYDGATE JUNIOR AND TAPTON SECONDARY
- STUNNING REAR PRIVATE SIZEABLE FLAT SUNNY FAMILY GARDEN PARKING TO THE FRONT AND PORCH ENTRANCE
- HUGE OPPORTUNITY AND POTENTIAL TO FURTHER EXTEND TO THE LOFT AS NEIGHBOURHOODS HAVE DONE





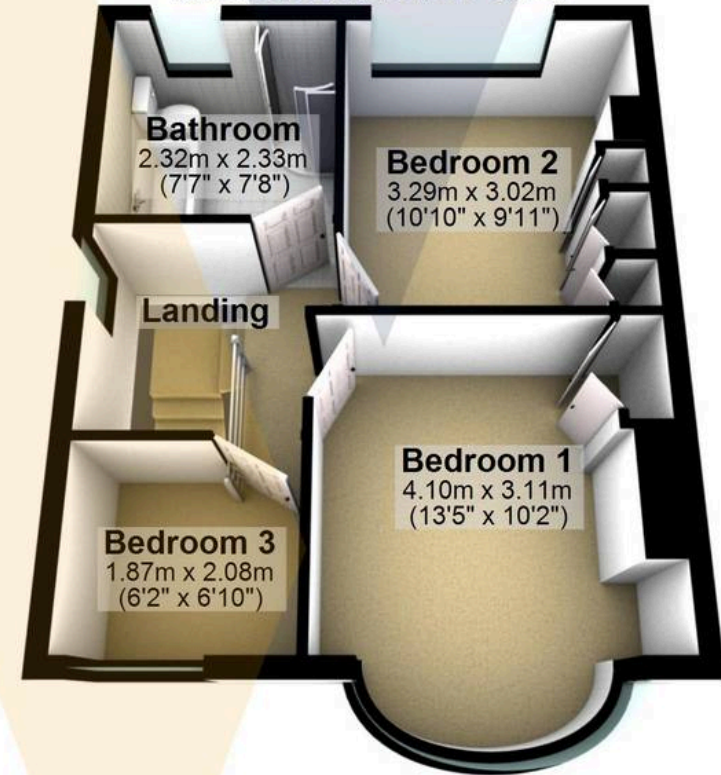
Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 88.6 sq. metres (954.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

47 Headland Road



WHITEHORNES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehornes.com
www.whitehornes.com