



**WHITEHORNES**

Buy. Sell. Let. Relax!

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

37 Steade Road, Nether Edge

Sheffield

Guide Price £725,000 - £750,000

# 37 Steade Road

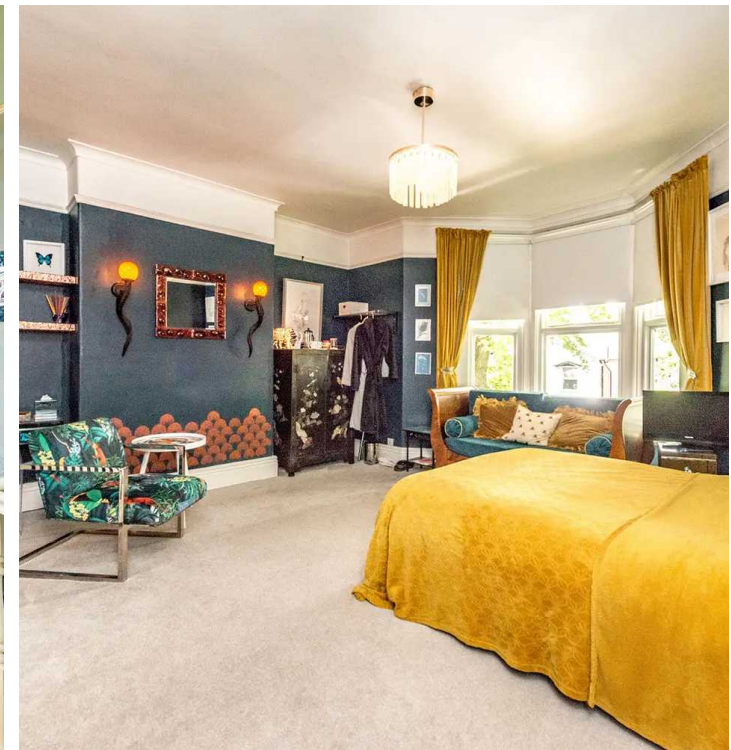
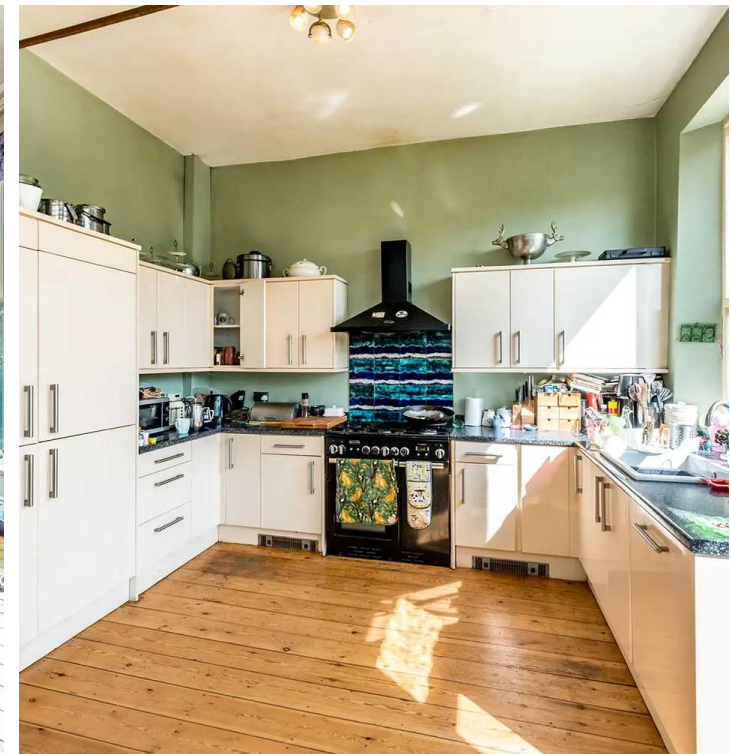
Nether Edge, Sheffield

GUIDE PRICE £725,000-£750,000 A rare opportunity has arisen to purchase this deceptively large, beautifully designed and expertly finished, four double bedroom, two bath roomed, bay windowed, period villa terrace, complete with new natural slate roof and Dorma windows. Constructed in natural stone this impressive Victorian villa serves up four floors of generously proportioned accommodation with high ceilings and fireplaces that total an impressive 2,743 sq feet, framed by a master loft suite that occupies the entire floor. The property has been sympathetically restored to a super high standard by the current vendors, ensuring that the original period features, character and charm associated with a home from this era have been retained whilst effortlessly combining them with a modern finish. The spacious lower ground floor is currently used as an artist studio, workshop and storage space, offering huge conversion potential to full time living accommodation, subject to the appropriate consents.

Council Tax band: C

Tenure: Leasehold

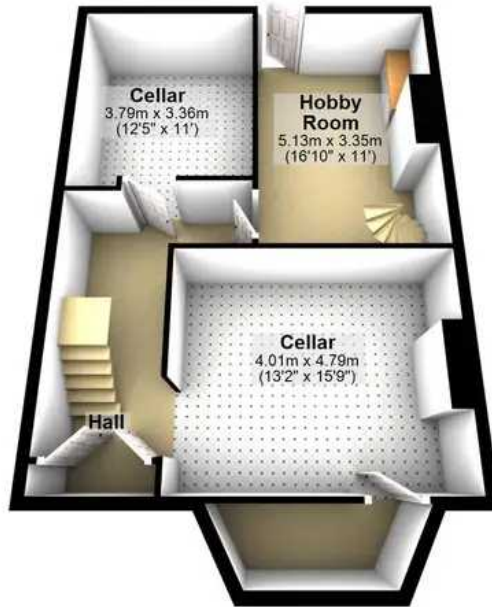
- SENSATIONAL FOUR DOUBLE BEDROOM VICTORIAN VILLA TERRACED
- FOUR FLOORS OF STUNNING ACCOMMODATION TOTALLING AN IMPRESSIVE 2,743 SQ FEET
- NEW ROOF WITH 10 YEAR GUARANTEE AND NEW DORMA WINDOWS
- RARE OPPORTUNITY TO PURCHASE A PROPERTY OF THIS STYLE AND SIZE
- LOWER GROUND FLOOR CURRENTLY USED AS AN ARTIST STUDIO BUT OFFERING HUGE CONVERSION POTENTIAL





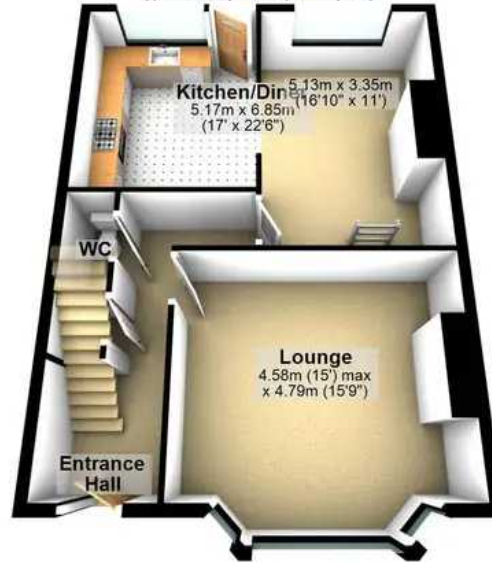
### Cellar

Approx. 66.4 sq. metres (714.9 sq. feet)



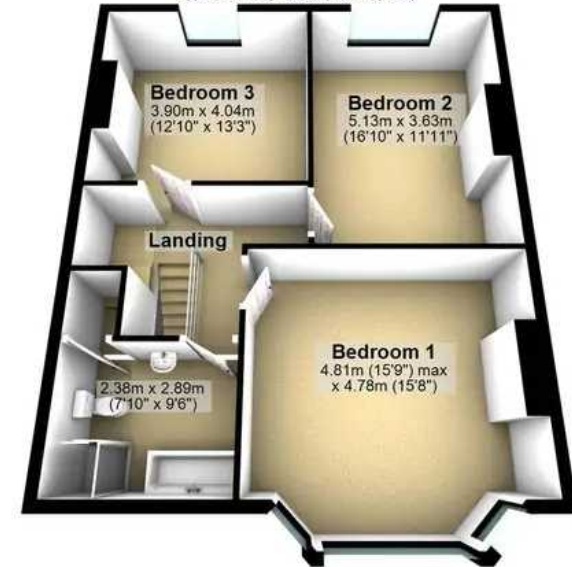
### Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



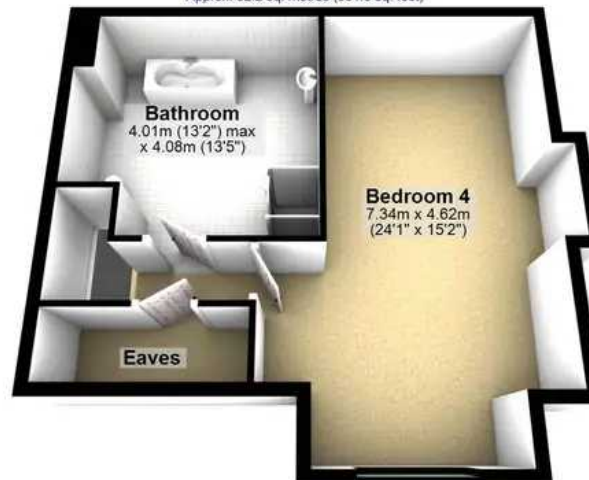
### First Floor

Approx. 72.7 sq. metres (782.2 sq. feet)



### Second Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 254.9 sq. metres (2743.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



**WHITEHORSES**

Buy. Sell. Let. Relax!

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