



WHITEHORSES

Buy. Sell. Let. Relax!

0114 268 8533
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www.whitehorses.com

12 Whiteley Wood Road, Porter Valley

Sheffield

Guide Price £875,000-£900,000

12 Whiteley Wood Road

Porter Valley, Sheffield

GUIDE PRICE £925,000-£950,000 An incredibly rare opportunity has arisen to purchase this stunning, immaculately presented and very well proportioned, five bedroom, three bathroom, double fronted, semi detached family home. Standing in this private and substantial plot, set back from the road that ensures a huge degree of privacy together with some fabulous far reaching views to the front. With three incredible floors of accommodation that total an impressive 2,612 sq feet framed by a beautiful master suite that enjoys a newly finished bespoke en-suite luxury bathroom.

Council Tax band: F Tenure: Freehold

- FABULOUS FIVE BEDROOMED THREE BATHROOM DOUBLE FRONTED SEMI DETACHED FAMILY HOME
- STANDING IN THIS COMMANDING POSITION SET BACK FROM THE ROAD ENSURING PRIVACY AND FAR REACHING VIEWS
- PRIVATE LARGE FRONT AND REAR GARDENS GARAGE AND PARKING ACCESSED FROM A PRIVATE REAR ROAD
- FULL PLANS AND PLANNING PERMISSION FOR A REAR EXTENSION TO CREATE A FOREVER HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE
- THREE INCREDIBLE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 2,612 SQ FEET
- SEMI RURAL VIBE IN THE HEART IF THE SUBURBS OFFERING THE PERFECT BALANCE FOR THE FAMILY
- EXCELLENT LOCAL SCHOOL CATCHMENTS







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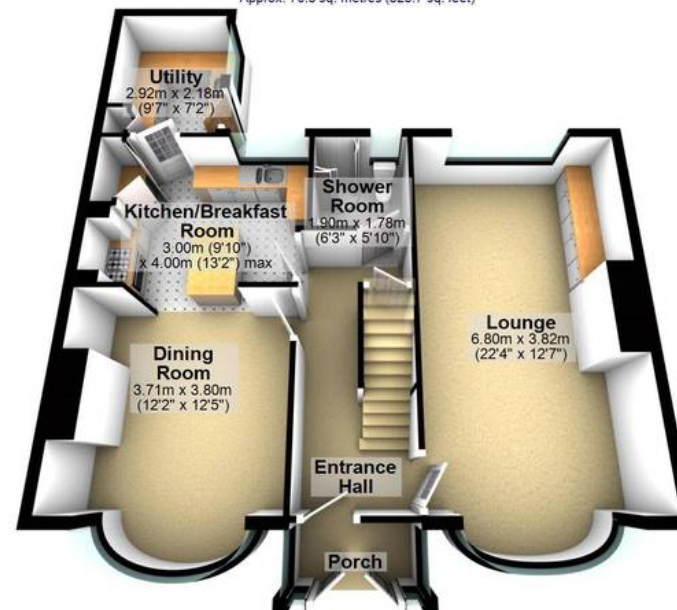
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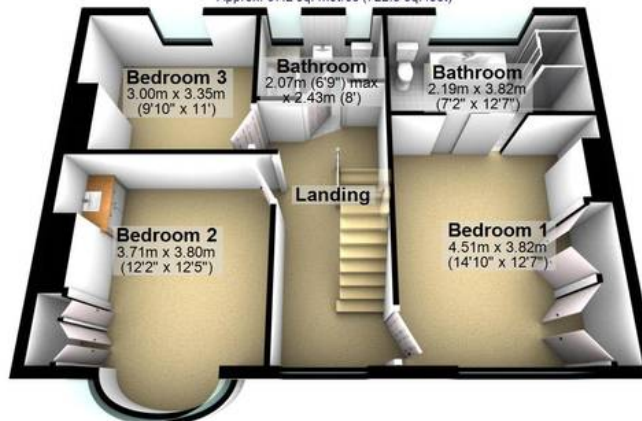
Outbuilding
Approx. 13.6 sq. metres (146.1 sq. feet)



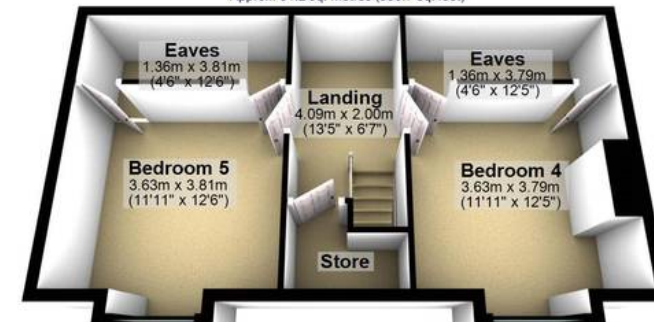
Ground Floor
Approx. 76.5 sq. metres (823.7 sq. feet)



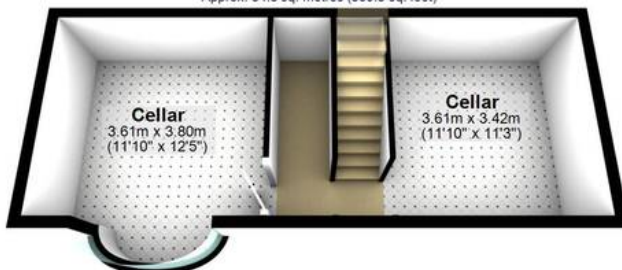
First Floor
Approx. 67.2 sq. metres (722.8 sq. feet)



Second Floor
Approx. 51.2 sq. metres (550.7 sq. feet)



Cellar
Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 242.7 sq. metres (2612.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.