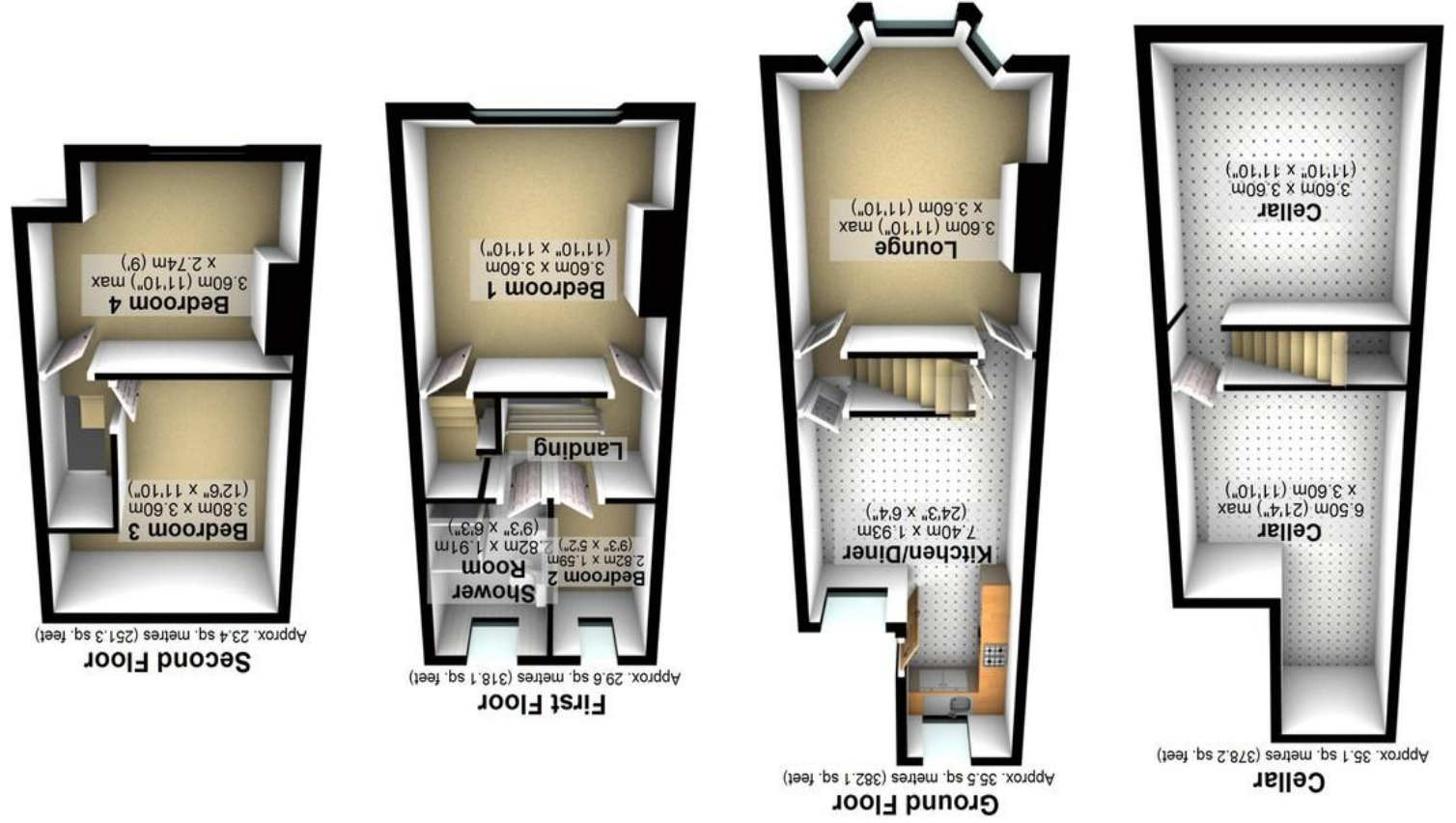


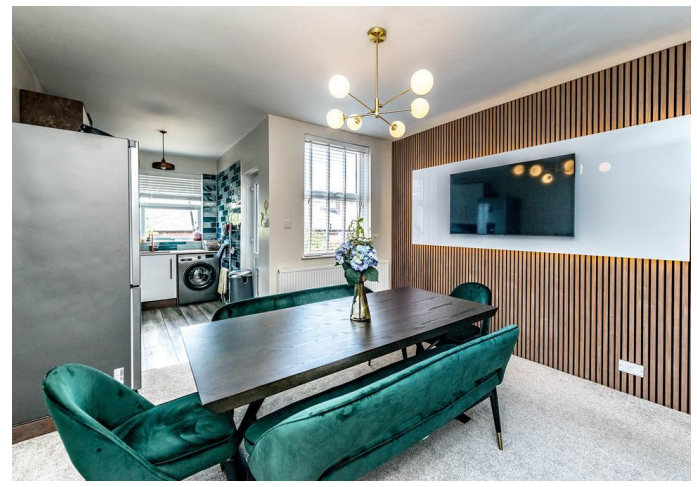
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
62	84

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A (92+)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (56-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Total area: approx. 123.5 sq. metres (1329.7 sq. feet)
All measurements are approximate
Plan produced using Planip.





843 Abbeydale Road | Abbeydale | Sheffield | S7 2BH

Property Tenure: Leasehold

An absolutely stunning, immaculately presented and very deceptive four bedroomed (three of which are double), villa Victorian terraced property. Having recently undergone a full internal scheme of modernisation to create this breathtaking finish. Offering the very epitome of contemporary open plan living to the rear incorporating a statement bathroom. With a double rear off shot, private garden that has no access from neighbouring properties and super spacious and light accommodation across three floors that total 1,329 sq feet. Pitch perfect for the professional couple, young family or the first buy it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this wonderful property. Located in the very heart of fashionable Abbeydale and with an array of independent cafes, eateries and shops on the doorstep together with Millhouses park, easy access to central Sheffield, top performing schools are on hand including Mercia and The Peak Distrit is right next door.



PROPERTY FEATURES

- FABULOUS FOUR BEDROOMED VILLA TERRACE
- FINISHED TO A SUPER HIGH STANDARD WITH NO EXPENSE SPARED
- THREE SPACIOUS FLOORS OF ACCOMMODATION TOTALLING 1,329 SQ FEET
- HEART OF FASHIONABLE ABBEYDALE
- NUMEROUS INDEPENDENT CAFES EATERIES AND SHOPS ON THE DOORSTEP
- WELL SOUGHT AFTER SCHOOLING CATCHMENTS INCLUDING MERCIA SECONDARY
- PERFECT FOR THE YOUNG FAMILY PROFESSIONAL COUPLE OR FIRST BUY
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE AND STYLE ON OFFER
- CONTEMPORARY DESIGN WITH ORIGINAL FEEL

