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morfitt**smith**

Queenswood Road,  
Wadsley,  
Sheffield,  
S6 1RR





**A delightful 2-bed tucked away on the leafy northern edge of Sheffield: Queenswood Road.**

This property boasts a generous living space and enviable on-site parking facilities.







### **Time to explore.**

Queenswood Road can be found nestled in between Wadsley and Middlewood to the north of the city centre. This area makes for an ideal base of operations, as it is far enough out of the city centre to enjoy an array of green spaces, such as the beautiful Wadsley Park and Wadsley and Loxley Commons, whilst retaining excellent connectivity. The property boasts close proximity to Worrall Road, providing you with a very direct route into Hillsborough and therefore affording you access to a vast catalogue of amenities. These include an abundance of excellent shopping and dining options, and even the popular Sheffield Wednesday Stadium. Worrall Road also offers a reliable bus services, giving you plenty of freedom to commute or explore the city. Queenswood Road is located in a peaceful residential area and is not a through-road, giving the place a wonderful sense of peace and preventing it from becoming a rat-run for commuters. The Queenswood Road development even comes with practical private resident's parking, meaning you truly have the entire city at your fingertips.







## Step inside your new home.

Queenswood Road opens into a wide hallway with bright décor, from which you can access all other rooms. The living room is the largest room in the apartment and is positioned on the corner of the development, affording it stunning dual aspect windows that bathe the room in magnificent sunlight. This is an elegant space generous enough to accommodate plenty of comfy seating and ideal for hosting friends or family. The kitchen/diner has a really welcoming feel to it, perfect for enjoying meals together. There is abundant units and worktops, space for white goods, and ample room for a dining table. The main bedroom is an excellent size with smart décor, a wide window boasting leafy vistas, and plenty of room for storage solutions and a large double bed. Bedroom 2 is snuggler in size but a good length. This charming space would make an ideal home office. Completing the floorplan is a functional shower room and a well-sized family bathroom, making this a really versatile home.







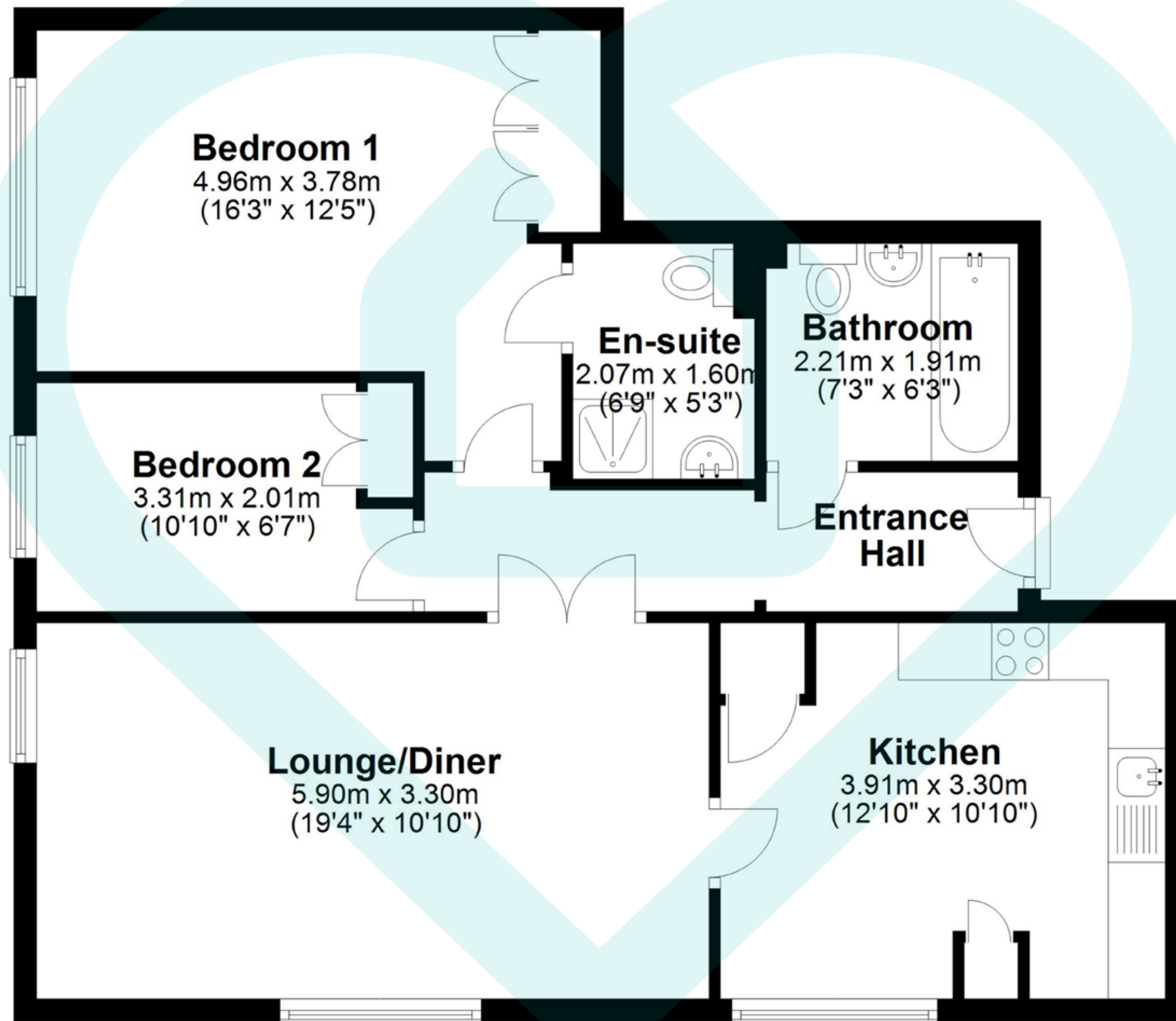






## Second Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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