



261 Abbeydale Road South
Dore, Sheffield





A Superb Six Bedroomed
Residence in a Sought-after Location





261 Abbeydale Road South

Welcome to 261 Abbeydale Road South

A substantial six bedroomed semi-detached Victorian residence, situated within a most sought-after location. The property retains many period features and presents an ideal family home with accommodation arranged over three floors.

Offering light and spacious living with a bay windowed lounge and a modern open plan dining kitchen incorporating a breakfast kitchen and dining room, with aluminium bi-folding doors leading to the rear gardens. Over the first and second floors, there are six bedrooms, including two good-sized double bedrooms, a family bathroom and a separate shower room. The exterior boasts a low-maintenance long garden with a detached coach house and off-road parking.

Situated with convenient access to the local amenities of Dore, Topley and Millhouses, including supermarkets, restaurants, shops, public houses and cafes. Also having good access to Dore train station for convenient commutes to Manchester and Leeds, in addition to being well located for the Peak District National Park.

The property briefly comprises on the ground floor:
Entrance hall, lounge, breakfast kitchen and dining room.

On the basement level: Hallway, cellar 1 and cellar 2.

On the first floor: Landing, master bedroom, bedroom 2, bedroom 3, family bathroom, laundry room and linen cupboard.

On the second floor: Landing, bedroom 4, bedroom 5, bedroom 6 and shower room.

Ground Floor

A timber entrance door with a glazed panel and arched panel above opens to the:

Entrance Hall

Having ceiling mouldings, pendant light points, central heating radiator, telephone point, deep skirtings and timber flooring with an inset mat-well. Timber doors open to the lounge, breakfast kitchen, dining room and cellar.

Lounge

16'7 x 13'10 (5.05m x 4.22m)
A fabulous reception room with a UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial point, deep skirtings and oak flooring.

Open Plan Dining Kitchen

A light and airy open plan space, ideal for family living.

Breakfast Kitchen

13'10 x 12'1 (4.22m x 3.68m)

Having a rear facing UPVC double glazed window, coved ceiling, recessed lighting, pendant light point with a decorative ceiling rose, deep skirtings and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching oak work surfaces, upstands and under counter lighting. There's also a central island with a matching oak work surface, pop-up power point and an inset Lamona 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The work surface extends to provide breakfast seating for two chairs.

Appliances include a Leisure Cookmaster range cooker with a six-ring gas hob, wok burner, two ovens, grill, warming drawer and having a tiled splash back and extractor hood over. Also included is an integrated Bosch dishwasher. There is space for an American style fridge/freezer.

A wide opening gives access to the:

Dining Room

13'5 x 10'10 (4.09m x 3.30m)

A superb dining space, opening out to the gardens. Having a side facing UPVC double glazed window, pendant light points and tiled flooring with under floor heating. A UPVC door with a double glazed obscured panel and panel above opens to the side of the property. A set of aluminium Schüco bi-fold doors with double glazed panels open to the rear of the property. A timber door also opens to the entrance hall.



Lounge
16'7 x 13'10 (5.05m x 4.22m)
A fabulous reception room with a UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial point, deep skirtings and oak flooring.



A Light & Spacious
Reception Room...



Open Plan Dining Kitchen

A light and airy open plan space,
ideal for family living.



Base of Appachi

A Modern Open
Plan Dining Kitchen





Breakfast Kitchen
13'10 x 12'1 (4.22m x 3.68m)

Having a rear facing UPVC double glazed window, coved ceiling, recessed lighting, pendant light point with a decorative ceiling rose, deep skirtings and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching oak work surfaces, upstands and under counter lighting. There's also a central island with a matching oak work surface, pop-up power point and an inset Lamona 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The work surface extends to provide breakfast seating for two chairs.

Appliances include a Leisure Cookmaster range cooker with a six-ring gas hob, wok burner, two ovens, grill, warming drawer and having a tiled splash back and extractor hood over. Also included is an integrated Bosch dishwasher. There is space for an American style fridge/freezer.



Dining Room

13'5 x 10'10 (4.09m x 3.30m)

A superb dining space, opening out to the gardens. Having a side facing UPVC double glazed window, pendant light points and tiled flooring with under floor heating. A UPVC door with a double glazed obscured panel and panel above opens to the side of the property. A set of aluminium Schüco bi-fold doors with double glazed panels open to the rear of the property. A timber door also opens to the entrance hall.





261 Abbeydale Road South

A Substantial Victorian Residence, Retaining a Wealth of Period Features

From the entrance hall, a timber door opens to a stone staircase leading to the basement level.

Basement Level

Hallway

Having a strip light point, power and fitted shelving.

Cellar 1

13'6 x 12'8 (4.11m x 3.86m)

Having a strip light point and power.

Cellar 2

13'7 x 12'1 (4.14m x 3.68m)

Having a strip light point, power, central stone slab table and housing the Vaillant boiler.

From the entrance hall, a staircase with a walnut hand rail and balustrading rises to the:

First Floor

Landing

Having a pendant light point and timber flooring. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom, laundry room and linen cupboard.

Master Bedroom

16'2 x 12'9 (4.93m x 3.89m)

A good-sized master bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and deep skirtings.

Bedroom 2

13'11 x 12'4 (4.24m x 3.76m)

Another double bedroom, with a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber flooring. The focal point of the room is the open fireplace with a cast iron mantel/surround and tiled hearth.

Bedroom 3

9'10 x 5'6 (3.00m x 1.68m)

Ideal for use as a study or nursery with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

A well-appointed family bathroom with a side facing timber glazed

obsured window and a UPVC double glazed obscured window. Also having recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a high-level WC, a pedestal wash hand basin with a chrome mixer tap and a freestanding roll top bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Linen Cupboard

A useful storage cupboard.

Laundry Room

Having recessed lighting, extractor fan and a fitted shelf with space above and below for an automatic washing machine and tumble dryer.

From the first floor landing, a staircase rises to the:

Second Floor

Landing

Having a sun tunnel, pendant light point and a Heatstore electric heater. Timber doors open to bedroom 4, bedroom 5, bedroom 6 and shower room.

Bedroom 4

12'11 x 9'8 (3.94m x 2.95m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 5

10'0 x 8'9 (3.05m x 2.67m)

With a Velux roof window, pendant light point and a central heating radiator.

Bedroom 6

13'10 x 10'2 (4.22m x 3.10m)

A versatile room with a side facing UPVC double glazed window, pendant light point and a central heating radiator.

Shower Room

Having a Velux roof window, recessed lighting and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and tiled splash back. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. There is also useful storage to the eaves.



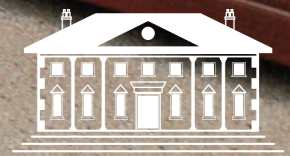
Master Bedroom

16'2 x 12'9 (4.93m x 3.89m)

A good-sized master bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and deep skirtings.



A Good-Sized
Master Bedroom





Family Bathroom

A well-appointed family bathroom with a side facing timber glazed obscured window and a UPVC double glazed obscured window. Also having recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a high-level WC, a pedestal wash hand basin with a chrome mixer tap and a freestanding roll top bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





Bedroom 2
13'11 x 12'4 (4.24m x 3.76m)
Another double bedroom, with a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber flooring. The focal point of the room is the open fireplace with a cast iron mantel/surround and tiled hearth.



Bedroom 5
10'0 x 8'9 (3.05m x 2.67m)
With a Velux roof window, pendant light point and a central heating radiator.

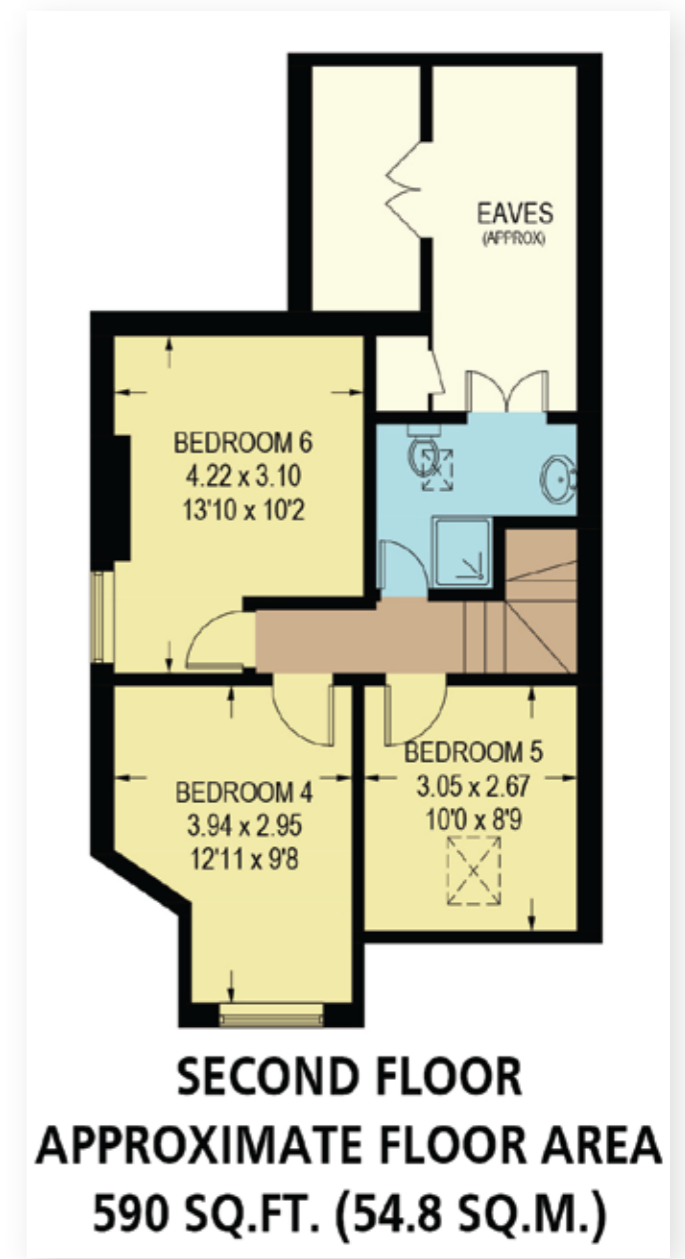
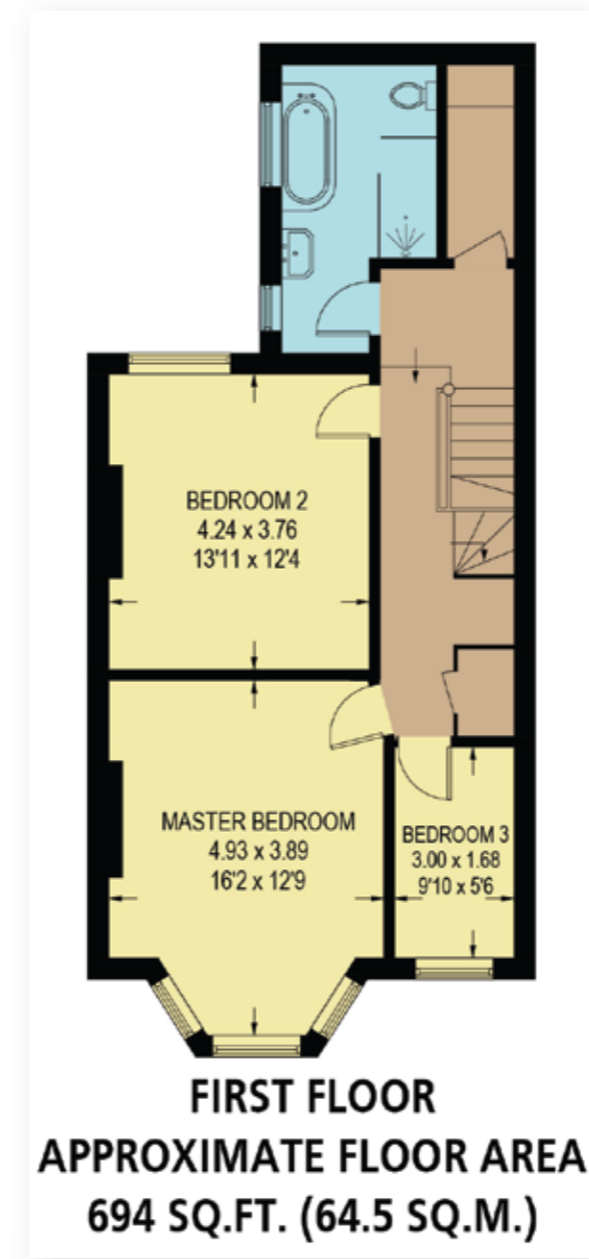
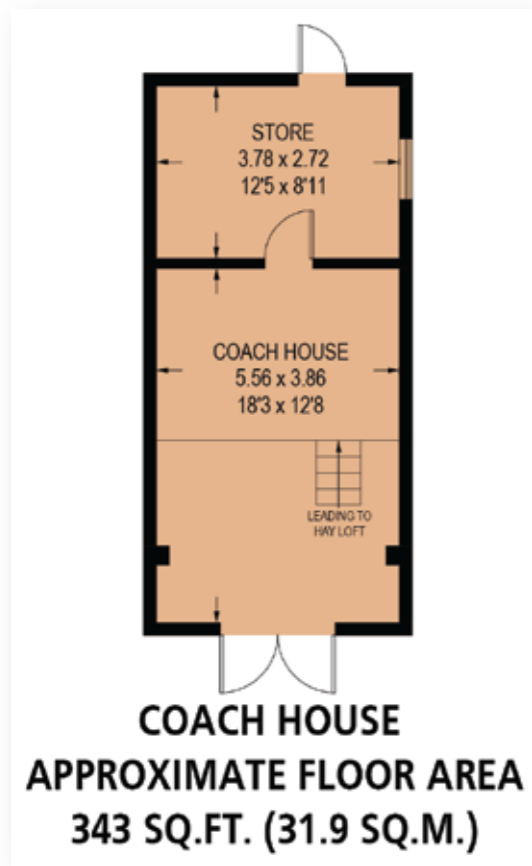
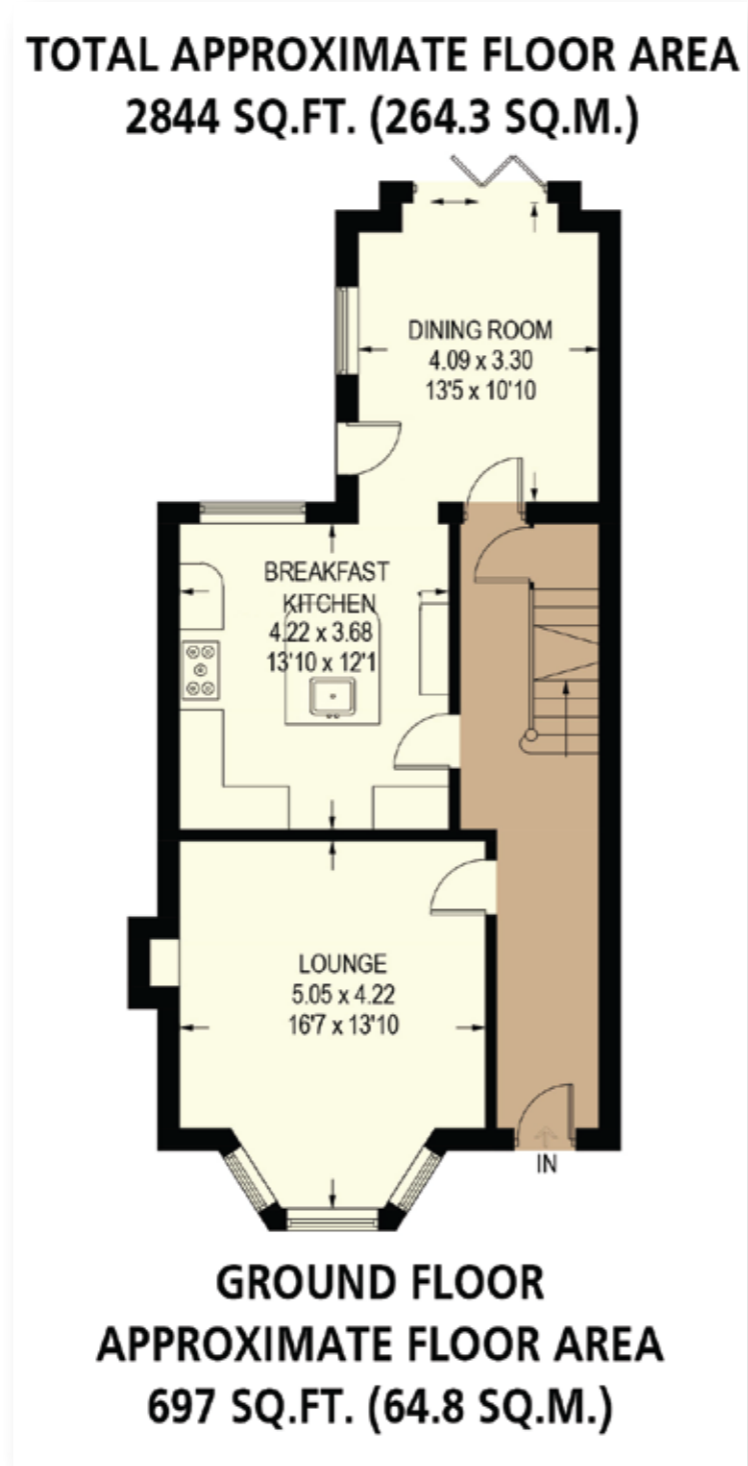
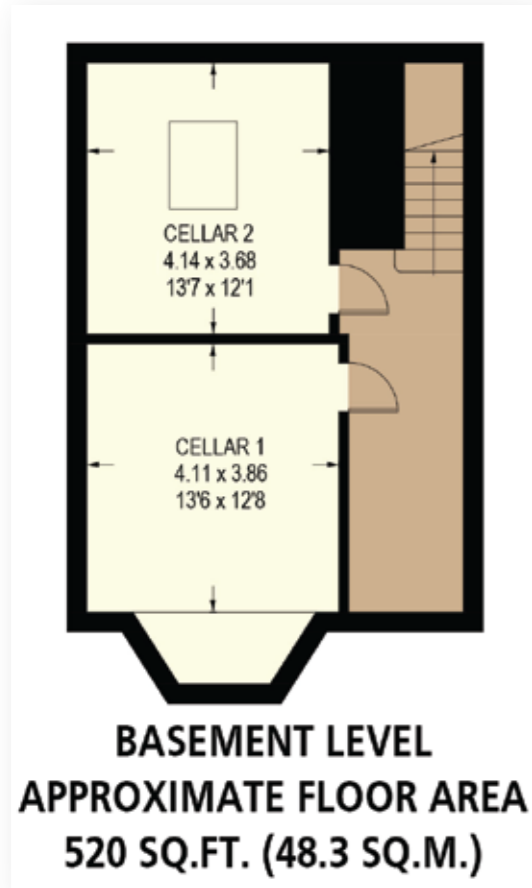


Bedroom 4
12'11 x 9'8 (3.94m x 2.95m)
Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Shower Room
Having a Velux roof window, recessed lighting and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and tiled splash back. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. There is also useful storage to the eaves.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Exterior and Gardens

To the front of the property, a block paved path leads to the main entrance door with a pebbled border to one side and a shrub border with hedging to the other.

To the side, there's a block paved driveway providing parking with exterior lighting and giving access to the rear. Beyond the driveway is an astro turfed area with a water tap and composite decked steps, which rise to give access to the dining kitchen. Access can also be gained to a detached coach house.

Coach House

Total Approx 343 sq.ft. (31.9 sq.m.)

The coach house is split into two rooms with a hay loft above. Having a double timber door, side facing UPVC double glazed window, light, power and a personnel entrance door.

To the rear, the astro turfed lawn continues and another set of composite decked steps rise to a seating terrace with ample space for seating and having the benefit of storage beneath. Access can be gained to the dining room. A stone flagged path flanked by planted borders leads to a timber bridge over a sunken stream to a stone flagged area. The garden is bordered by fencing and stone walling.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



261 Abbeydale Road South
Dore, Sheffield,
South Yorkshire S17 3LB

Offers in the Region of £575,000