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morfitt**smith**

**Leader Road,
Hillsborough,
Sheffield,
S6 4GH**



A delightful 4-bed tucked away in the enviable community of Hillsborough: Leader Road.

Boasting generously sized rooms and a stunning landscaped rear garden.





Time to explore.

Leader Road can be found in Hillsborough, a short walk from the popular Middlewood Road. This spot would make a wonderful base of operations for numerous reasons. Firstly, Leader Road is incredibly well-connected. From this spot you benefit from not only Penistone Road (A61), which runs parallel to Middlewood Road, but also excellent bus and SuperTram services into the city centre and out towards the hills. This gives you the freedom to travel across the city and beyond its borders with great ease. Secondly, there is an impressive array of green spaces for such a well-connected area. Most notably, there is the majestic Hillsborough Park mere minutes away. Here you will find a charming library, leisure centre, duck pond, and walled garden. Not only is there parkland like this, but there are also some stunning woodlands and the beautiful River Loxley running through the centre of the community. Hillsborough is also brimming with amenities and entertainments. These include the Hillsborough Exchange shopping centre, a host of local cafes and restaurants, and the beloved Sheffield Wednesday football stadium. Leader Road also benefits from convenient on-road parking.

Step inside your new home.

You enter the property via a smart hallway, to the right of which is the impressive dining room and lounge. These large rooms are connected by a wide archway and give you plenty of freedom to relax or host guests. The lounge contains a bright bay window, an attractive stove fireplace, and modern décor. The dining room features a bright window overlooking the garden, high ceilings, smart wood effect flooring, and lots of space for a large dining set. The cellar is accessible from here, two deceptively large rooms that would ideally function as a workshop or storage space. The kitchen is a modern galley style with sleek fittings and tiling, plenty of worktops and cabinets, and even a double oven. The rear garden is an exquisite, landscaped environment, featuring a beautiful green lawn framed by elegant flagging with leafy trees built into it. At the end of a long-tiered pathway is wooden decking, home to an impressive outbuilding and covered seating area. This is a magnificent space to spend warm summer's evenings. Upstairs are two bedrooms, a study, and the family bathroom. Both bedrooms are good-sized doubles, with bedroom 1 boasting extensive fitted storage. The study is a functional space that would also be convenient for storage. The bathroom comprises a pristine four-piece suite with plenty of room for storage, making this a fantastic space for a range of purposes. The second floor contains bedrooms 3 and 4, bright rooms with lots of potential. These would make excellent children's rooms, guest bedroom, or functional office and hobby space.









Total area: approx. 153.4 sq. metres (1651.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property.

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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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