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Delph House Road,  
Crosspool,  
Sheffield,  
S10 5NR



**A modern 2-bed apartment with generous living space and beautiful communal grounds: Holywell Gardens.**

Tucked northeast of Sheffield with enviable proximity to the M1, this stylish home is sure to impress.





### **Time to explore.**

Delph House Road occupies a prime position in the community of Crosspool, to the west of Sheffield city centre. This area offers the advantages of urban and rural living, with Manchester Road providing a quick route into the heart of the city via car or reliable bus services. Crosspool is a place with a very strong sense of community, which pioneers a fantastic sense of collective spirit via the Crosspool Forum. There are a whole host of local groups including art, dance, lunch clubs, support groups, sports, languages, gardening, photography, reading, and many more. There is also an annual Crosspool Festival featuring delightful traditional stalls and even a Scarecrow Competition. Local amenities include a selection of lovely pubs, handy supermarkets, delicious restaurants, reputable schools, and even an Alpaca Farm. Delph House Road itself lies just off Manchester Road and enjoys its own garage accessed via a shared driveway, making this an excellent spot for commuters seeking a picturesque base of operations without sacrificing connectivity.

## Step inside your new home.

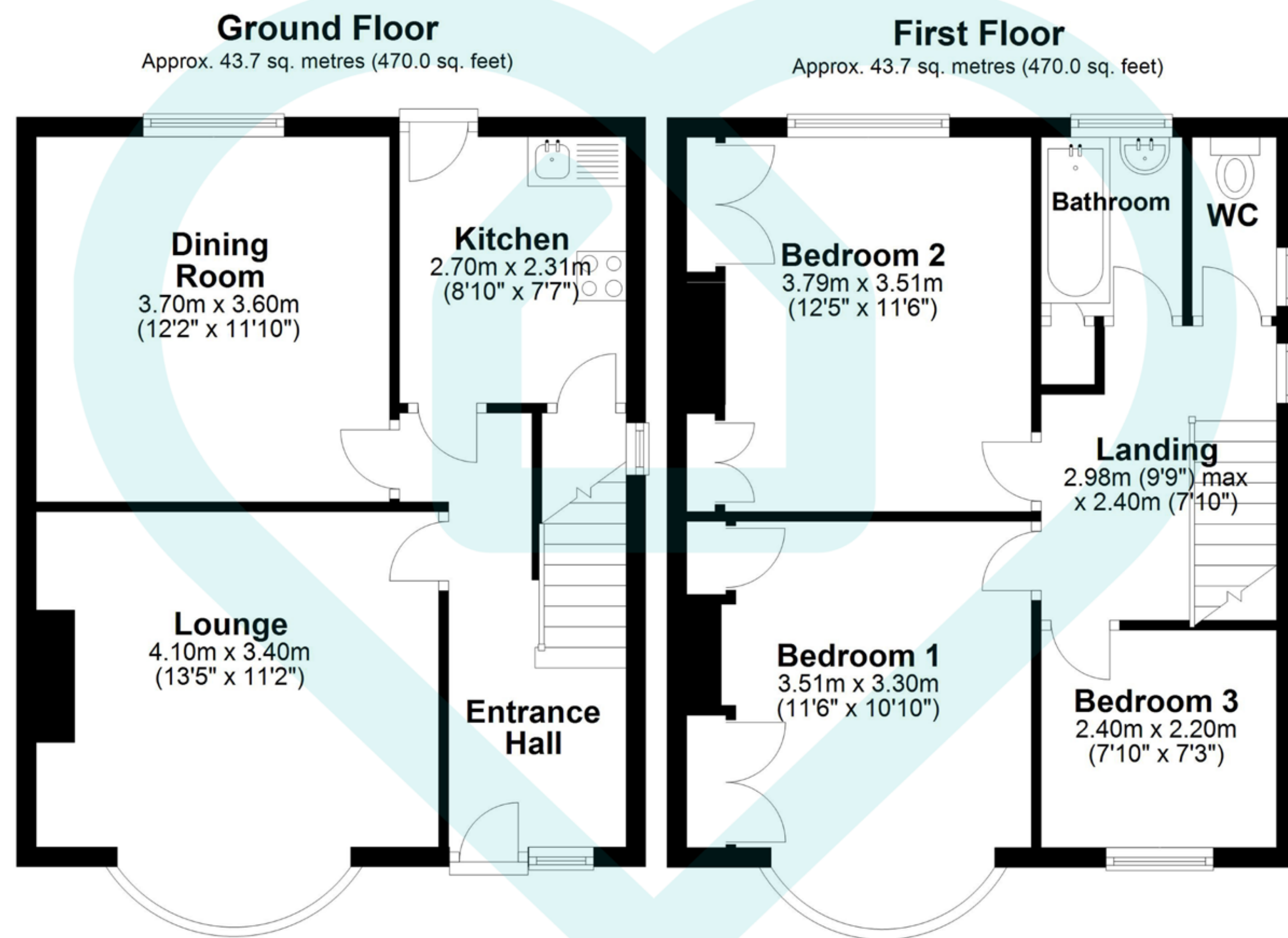
You enter the home via a hallway from which you can access the kitchen, lounge, and dining room. The lounge is an excellent size with a deep bay window flooding it with plenty of light. This space features the traditional structure of Sheffield homes broad rooms with high ceilings, leaving ample room for comfy furniture, entertainments, and alcoves perfect for storage. The dining room is similar in scale with a quaint fireplace feature, a wide window overlooking the pretty rear garden, and an abundance of space for dining furniture. This is an ideal spot for hosting guests for dinner or simply enjoying family meals throughout the day. Occupying the kitchen are practical fittings, a functional storage cupboard under the stairs ideal utilities or a pantry, and space for white goods.

The kitchen door leads out to the sizeable rear garden, comprising patio and a beautiful south-facing lawn flanked by flower beds. The detached garage is accessible via a side-door, granting you space for external storage. For the ambitious homeowner, this space provides the opportunity for a fantastic extension. Back inside, the first floor features three bedrooms and the family bathroom. Bedrooms 1 and 2 are sizeable doubles with ample room for storage and other furniture, while bedroom 3 would make an ideal dressing room or home office. Side by side are a functional WC and a bathroom with a sink and a practical showerhead over the bath, completing this floorplan. These two rooms could be easily combined as part of a broader modernisation, turning this home into something truly spectacular.









Total area: approx. 87.3 sq. metres (940.0 sq. feet)

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



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

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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