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morfitt**smith**

Holme Lane,  
Hillsborough,  
Sheffield,  
S6 4JR



**A lovingly maintained example of a Hillsborough  
3-bed: Holme Lane.**

Decorated in attractive monochrome décor throughout, this highly accessible mid-terrace is a welcoming backdrop for family life.





### **Time to explore.**

Holme Lane can be found in Hillsborough, amongst the most beloved suburbs in North Sheffield. There is always plenty going on in the community including charming shopping and dining facilities. However, its separation from the city centre also affords it a quieter pace of life, making it a fantastic family neighbourhood without compromising on convenience. There are superb transport links available via bus, SuperTram, and the handy Penistone Road (A61) nearby, making this an ideal base of operations for commuting across Sheffield or even beyond the Steel City. Holme Lane is an especially accessible spot with enviable links into the centre of Sheffield and out to the majestic hills. There is no shortage of natural beauty in the local area either: attractions range from the magnificent Hillsborough Park to the exquisite River Don which runs through the community. Hillsborough Park is a wonderfully welcoming space with sports facilities, a walled garden, and a library at its heart.

## Step inside your new home.

You enter the home via the lounge, a lovely full-width space that benefits from the traditional structure of broad rooms and high ceilings which make Sheffield terrace homes so popular. This is smartly decorated with generous alcoves, creating abundant space for seating and entertainments. Passing the stairs, you enter the impressive dining room and off-shoot kitchen. The dining room is another sizeable space with elegant neutral décor, plush carpeting and plenty of room for a large dining set. It also grants you handy access to the cellar for storage. The kitchen is a sleek design with plenty of worktop and cupboard space for preparing meals, modern integrated appliances, and even room for utilities.

The kitchen door takes you out to the landscaped rear garden, a charming environment with a stone-flagged patio and ample room for outdoor furniture, giving you the ideal spot to enjoy sunny weather. Back inside, the first floor is home to two bedrooms and an immaculate family bathroom. Bedroom 1 is a fantastic size with substantial fitted storage over the stairs and lots of space for a large double bed. Bedroom 2 is snuggler in scale and would make an ideal single room for guests, growing children, or even a dedicated home office. The bathroom contains a sleek three-piece suite with lavish tiling, a heated towel rail, and a practical shower attachment over the bath. Occupying the second floor is bedroom 3, an extensive attic room with lots of space for furniture. This stunning space boasts an attractive finish and a broad skylight, giving you incomparable views across Hillsborough.



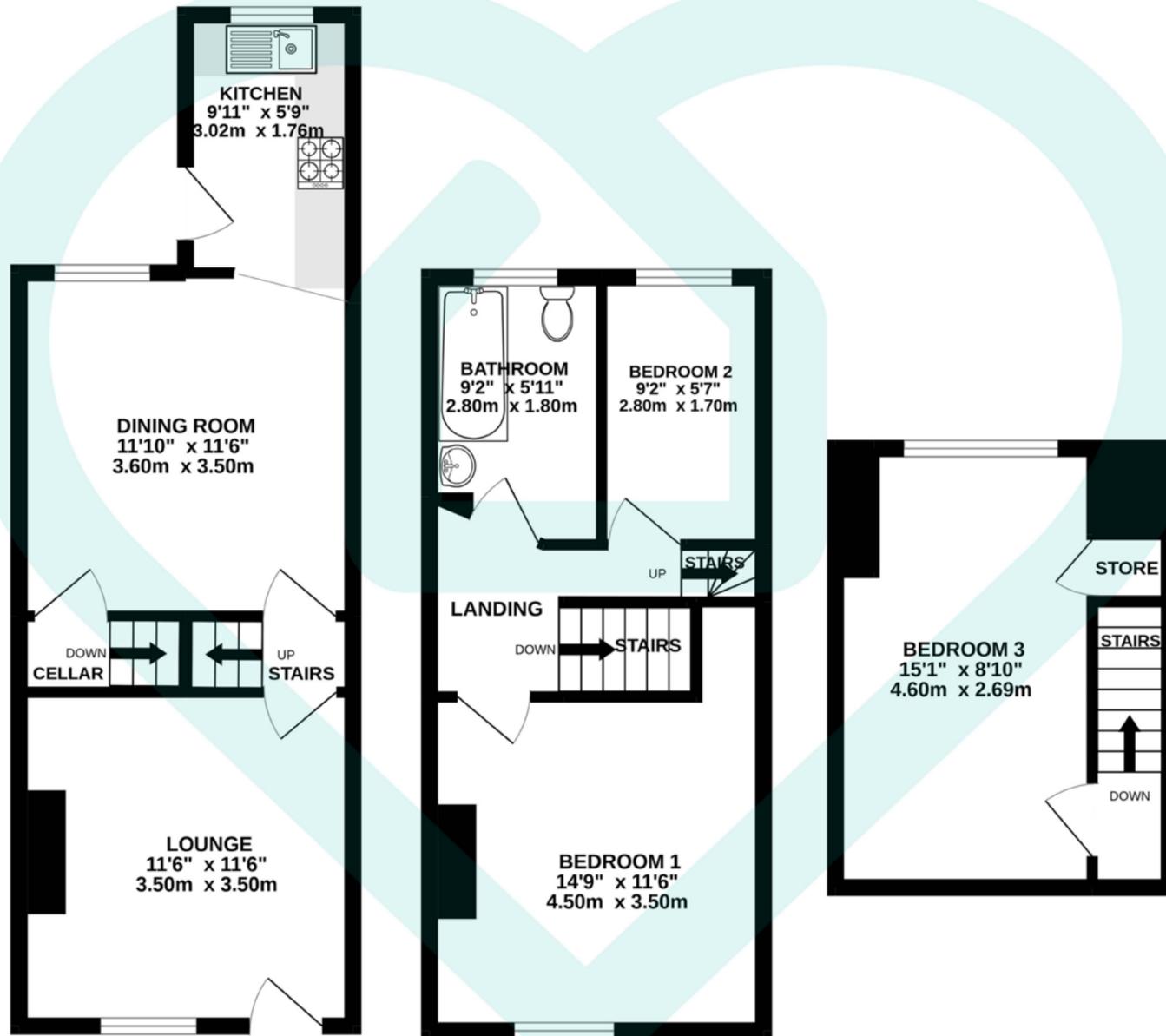




GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.

2ND FLOOR  
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   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



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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