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High Stones Place,
Parsons Cross
Sheffield,
S5 9BP



A beautifully appointed 3-bed in the charming community of Parson Cross: High Stones Place.

This elegant home boasts modern fittings throughout and a luscious rear garden perfect for family life.









Time to explore.

High Stones Place lies in a favourable position north of the city centre in the community of Parson Cross, next door to Ecclesfield and Grenoside. This grants you enviable access to a range of amenities on your doorstep, including a broad variety of local shops, restaurants and schools. Sheffield is a city famous for its natural beauty, and Parson Cross is no exception. Colley Park is a lovely green expanse that is home to some wonderful outdoor community space, while the nearby Ecclesfield Park and Grenoside Woods mean you are never far from a beautiful retreat into nature. The property is equidistant between Halifax Road (A61) and High Greave (A6135), affording you reliable transport links and a wide variety of available bus services to explore the city with ease. High Stones Place enjoys a fantastic position in a spacious cul-de-sac with an ample garage/driveway that can accommodate 2-3 cars, making this an ideal home for commuters or families doing the school run.





Step inside your new home.

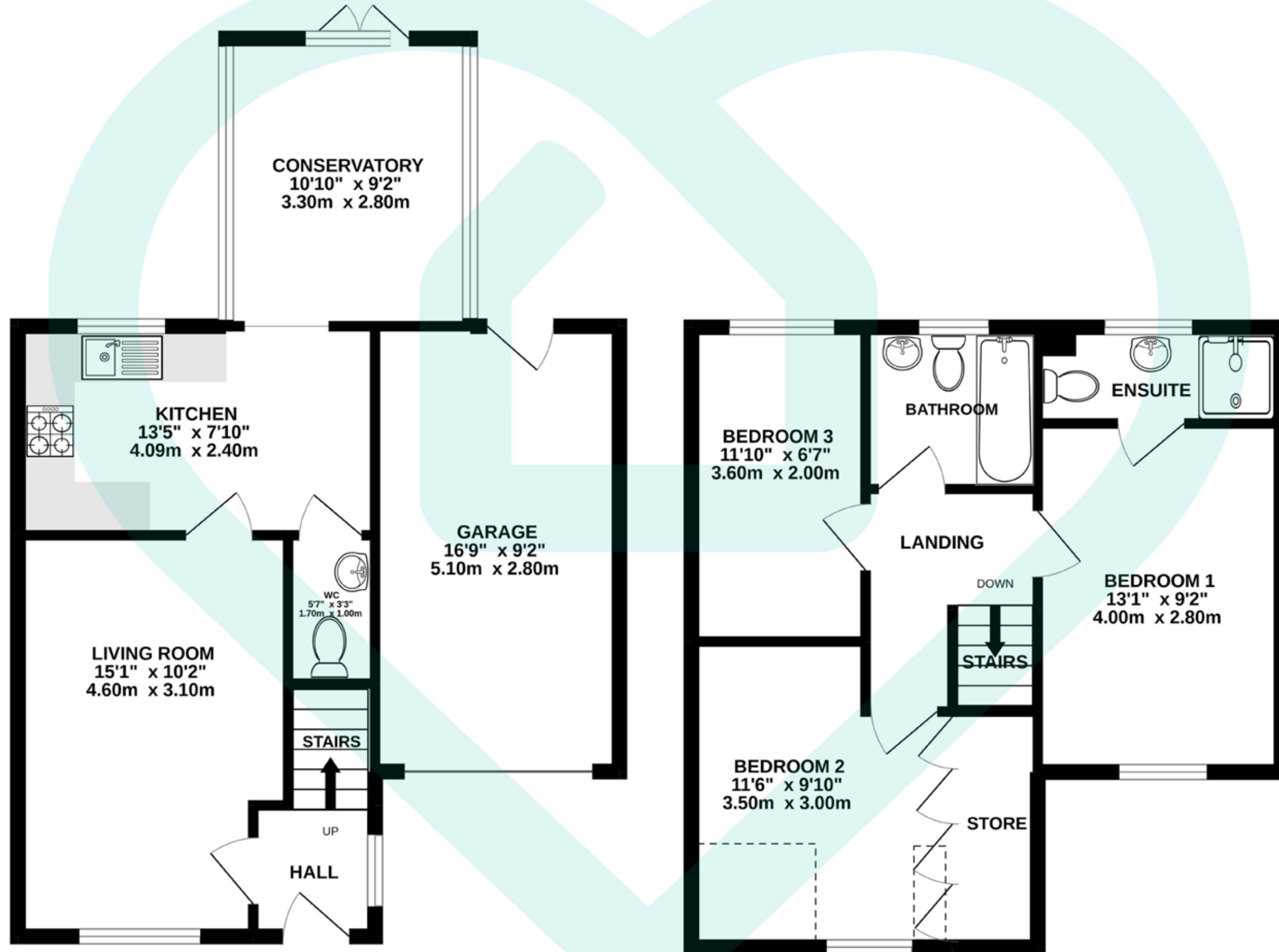
You enter the property via a windowed hallway with stairs leading to the first floor and the living room on your left. This is a fantastic size with a broad window overlooking the front driveway. It features stylish décor and abundant space for seating, making this an ideal social hub of the home. Next is the kitchen, allowing family life to flow easily through the ground floor of the home. To one end of the room is a sleek fitted kitchen with generous worktop space and room for utilities. At the other end is room for storage with access to the practical under-stairs WC. The conservatory at the rear enjoys bright dual aspect giving you a wonderful suntrap perfect for dining together. French doors lead to the rear garden, boasting a pretty green lawn framed by flowerbeds and a flagged pathway. This is a great size for playing children or simply relaxing in the sunshine. Back inside, the first floor encompasses the family bathroom and three bedrooms: two double and a generous single that would make an ideal children's room or home office. Bedroom 2 features ample fitted storage while bedroom 2 boasts its own private ensuite shower room. The family bathroom is composed of an immaculate three-piece suite with handy wall-mounted bathroom storage for toiletries.





GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	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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