



## 2 Leyburn Grove

Chapeltown, Sheffield, S35 2ES

**Guide price £230,000**



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Nestled in the charming cul-de-sac of Leyburn Grove in the popular area of Chapelton, Sheffield, this delightful semi-detached house offers a perfect blend of modern living and convenience. Built in 1975, the property has been thoughtfully extended to the rear, providing ample space for comfortable family living.

Inside, you will find a well-appointed reception room that welcomes you with warmth and style, ideal for both relaxation and entertaining. The house boasts three generously sized bedrooms, perfect for families or those seeking extra space for guests or a home office. The modern bathroom is designed with contemporary fixtures, ensuring a pleasant experience for all.

The property is modern throughout, making it move-in ready for those who appreciate a fresh and stylish environment. The location is particularly advantageous, as it is within walking distance to local shops and pubs, allowing for easy access to everyday amenities and social outings. For commuters, the nearby train station and accessible motorway links make travelling to Sheffield city centre and beyond a breeze.

Additionally, the property offers parking for one vehicle, adding to the convenience of this lovely home. Whether you are a first-time buyer, a growing family, or looking to downsize, this semi-detached house in Chapelton presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Do not miss the chance to make this wonderful property your new home.

### Living Room

17'4" x 12' (5.29m x 3.66m)

This welcoming living room features a charming bay window that fills the space with natural light, creating a bright and airy atmosphere. The room is decorated with elegant cornicing and a ceiling rose, complementing the classic fireplace that serves as a lovely focal point. Soft carpeting adds warmth underfoot, and tasteful wall colours enhance the inviting feel of this comfortable space.

### Kitchen Area and Dining Area

8'2" x 14'6" (Kitchen) 11'6" x 6'4" (Dining) (2.48m x 4.42m (Kitchen) 3.50m x 1.92m (Dining))

The kitchen area is a sleek, modern space with white cabinetry and black handles that contrast beautifully against the dark, wood-effect flooring. Generous work surfaces run along two walls, including a sink beneath the window that overlooks the garden, providing an enjoyable view. Integrated appliances, including an oven and hob with a stylish stainless steel extractor, add to the kitchen's practicality. The kitchen opens into the dining area, which comfortably accommodates a wooden dining table and bench seating, with glazed doors offering access and views to the rear garden. Also a pantry for storage.

### Cloakroom

The cloakroom is a stylish and compact space featuring a charming floral wallpaper above muted green panelling. A neat vanity basin sits atop a wooden cabinet, while a toilet completes the room. This thoughtfully decorated cloakroom is both practical and visually appealing.

### Hallway

The entrance hallway is functional and welcoming, with a practical coat and shoe storage area fitted neatly into a recess. The flooring throughout is a wood-effect style that carries on into the kitchen and dining areas, creating a continuous and clean look. Neutral wall tones provide a calm backdrop as you enter the property.

### Landing

The first-floor landing is bright and airy, featuring a window that fills the space with natural light. The black balustrade adds a striking contrast against the soft wall colour, creating a stylish transition between rooms and floors.

### Bedroom 1

14'2" x 8'6" (4.33m x 2.60m)

The main bedroom is a spacious and restful retreat. Plenty of natural light enters through a window, creating a bright yet tranquil atmosphere. The room comfortably accommodates a double bed with bedside furniture and additional seating at the foot of the bed, making this a peaceful place to unwind.

### Bedroom 2

10' x 8'4" (3.06m x 2.55m)

This bedroom is a modestly sized room, with light walls and natural flooring that create a fresh, airy feel. A large window allows plenty of daylight to flood in, making it suitable as a guest bedroom or study area.

### Bedroom 3

7'4" x 5'10" (2.24m x 1.78m)

The smallest bedroom is a cosy space with neutral decor and natural wood flooring. It could serve well as a child's room, a home office, or additional storage.

### Bathroom

The bathroom is a bright and clean space, featuring white tiles with a decorative border around the bath and shower area. A modern white vanity unit with a basin and toilet provides practical storage and a streamlined look. The window lets in natural light while maintaining privacy with frosted glass.

### Rear Garden

The garden provides a private and sheltered outdoor space with a paved patio area perfect for seating and relaxing. A charming red shed offers useful storage, while the surrounding fencing and greenery create a peaceful backdrop. This outdoor space is ideal for enjoying fresh air and entertaining in warmer weather.



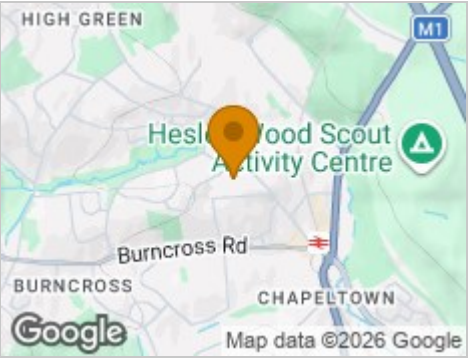
Road Map



Hybrid Map



Terrain Map



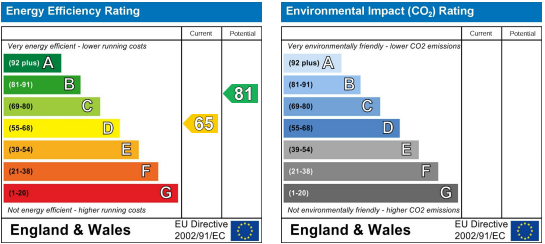
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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