jpm Estate Agents



61 Parkview Road

Hillsborough, Sheffield, S6 2AU

Guide price £475,000

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Occupying a prime position on the ever-popular Parkview Road in the heart of Hillsborough, Sheffield, this truly exceptional four-bedroom detached family home is a rare opportunity to acquire a property of outstanding character, space, and lifestyle appeal. This impressive residence perfectly combines timeless charm with contemporary family living.

From the moment you arrive, the home makes a striking first impression, boasting ample off-road parking for multiple vehicles and an enviable position overlooking Hillsborough Park. Inside, the property continues to impress with an abundance of versatile living space, featuring three spacious reception rooms designed for both elegant entertaining and relaxed family life.

At the heart of the home is the stunning extended open-plan kitchen diner - a beautifully designed space ideal for modern living, family gatherings, and social occasions. Flooded with natural light, it seamlessly blends style and practicality, creating a true focal point of the property.

Upstairs, four generously sized bedrooms provide comfortable and flexible accommodation for growing families, while the addition of a convenient downstairs washroom with WC further enhances the home's practicality.
Externally, the property enjoys a private and well-maintained rear garden complete with useful outhouse storage, offering the perfect outdoor retreat for families and entertaining alike.

Situated within easy reach of excellent local schools, independent cafés, shops, transport links, and a wealth of amenities, this outstanding home offers the perfect balance of convenience, charm, and family-focused living.

A truly special property that must be viewed to be fully appreciated.

It is a bittersweet time for the current owners putting their family home on the market. They created a home for their family and friends to be happy in and have many special moments over the years to reflect on. They hope the successful buyer will also have this experience as well.

Front Exterior
Stone-built detached residence occupying a prominent corner position with a traditional front elevation and central entrance with decorative stone surround. The property benefits from a side driveway providing off-road parking and a forecourt garden with wrought iron railings, stone walling and established flowering borders.

Living Room
A well-presented reception room featuring high ceilings with decorative coving, two front-facing windows providing natural light, and a feature fireplace with ornate cast iron inset and wooden surround. Finished with neutral décor and carpeted flooring.

Dining Room
A well-proportioned dining room featuring high ceilings, decorative coving and a front-facing window providing natural light. Finished with carpeted flooring and offering ample space for a family dining table and additional furnishings.

Kitchen Area
An open plan modern fitted kitchen comprising a range of high gloss wall and base units with contrasting granite work surfaces incorporating a central breakfast island with inset gas hob and extractor canopy above. The room benefits from tiled flooring, recessed lighting, skylight window, dual aspect windows, and bi-folding doors providing access to the rear garden and allowing ample natural light.

Laundry/WC
Fitted with a range of wall and base units incorporating work surface and sink unit with space and plumbing for appliances. Also comprising a low flush WC, tiled flooring and ceiling light point.

Bathroom
A modern bathroom suite comprising panelled bath, walk-in shower enclosure with glazed screen, vanity wash hand basin and low flush WC. Finished with tiled walls and flooring, chrome heated towel rail, recessed lighting and skylight window providing natural light.

Bedroom One
A double bedroom featuring neutral décor, carpeted flooring and a rear-facing window providing natural light. The room also benefits from fitted storage cupboard and space for freestanding furnishings.

Bedroom Two
A well-presented bedroom featuring carpeted flooring, rear-facing window and skylight window allowing natural light. Finished with neutral décor and offering space for bedroom furnishings.

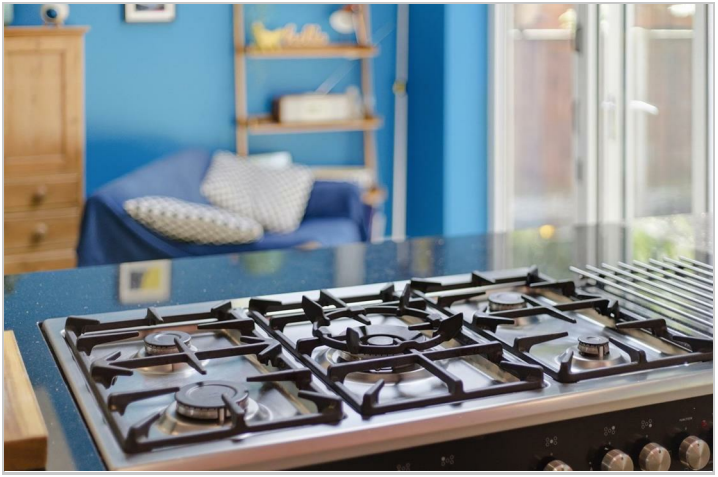
Bedroom Three
A spacious double bedroom featuring high ceilings, neutral décor and carpeted flooring. Offering ample space for bedroom furnishings together with a front-facing window providing natural light.

Bedroom Four
A double bedroom featuring fitted floor-to-ceiling wardrobes, carpeted flooring and two front-facing windows providing natural light. Finished with neutral décor and offering ample space for bedroom furnishings.

Exterior
To the rear, the property enjoys a generous enclosed garden comprising a lawned area, paved seating terrace and established planted borders enclosed by mature stone walling and fencing. Bi-folding doors provide direct access from the kitchen, creating an ideal space for outdoor seating and entertaining.
The property further benefits from a driveway providing off-road parking together with mature surrounding greenery offering a pleasant outlook and additional privacy.









Road Map



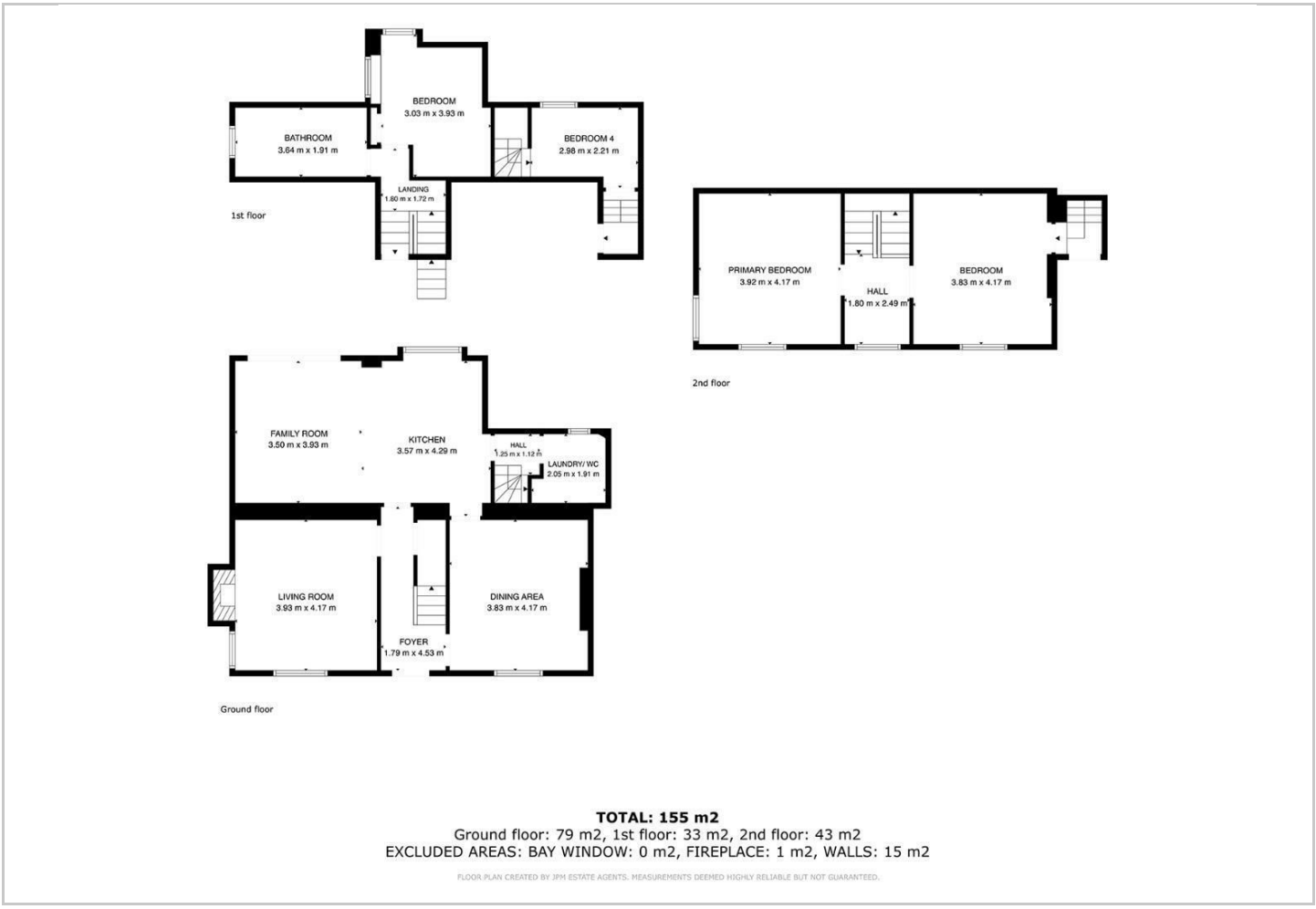
Hybrid Map



Terrain Map



Floor Plan



TOTAL: 155 m2

Ground floor: 79 m2, 1st floor: 33 m2, 2nd floor: 43 m2

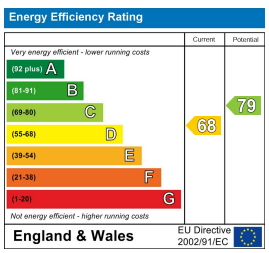
EXCLUDED AREAS: BAY WINDOW: 0 m2, FIREPLACE: 1 m2, WALLS: 15 m2

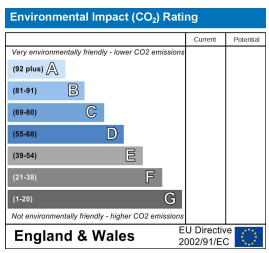
FLOOR PLAN CREATED BY JPM ESTATE AGENTS. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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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Finance House 192 Green Road, Penistone, South Yorkshire, S36 6BG
Tel: 01226610606 Email: enquiries@jpmestateagents.co.uk https://jpmestateagents.co.uk