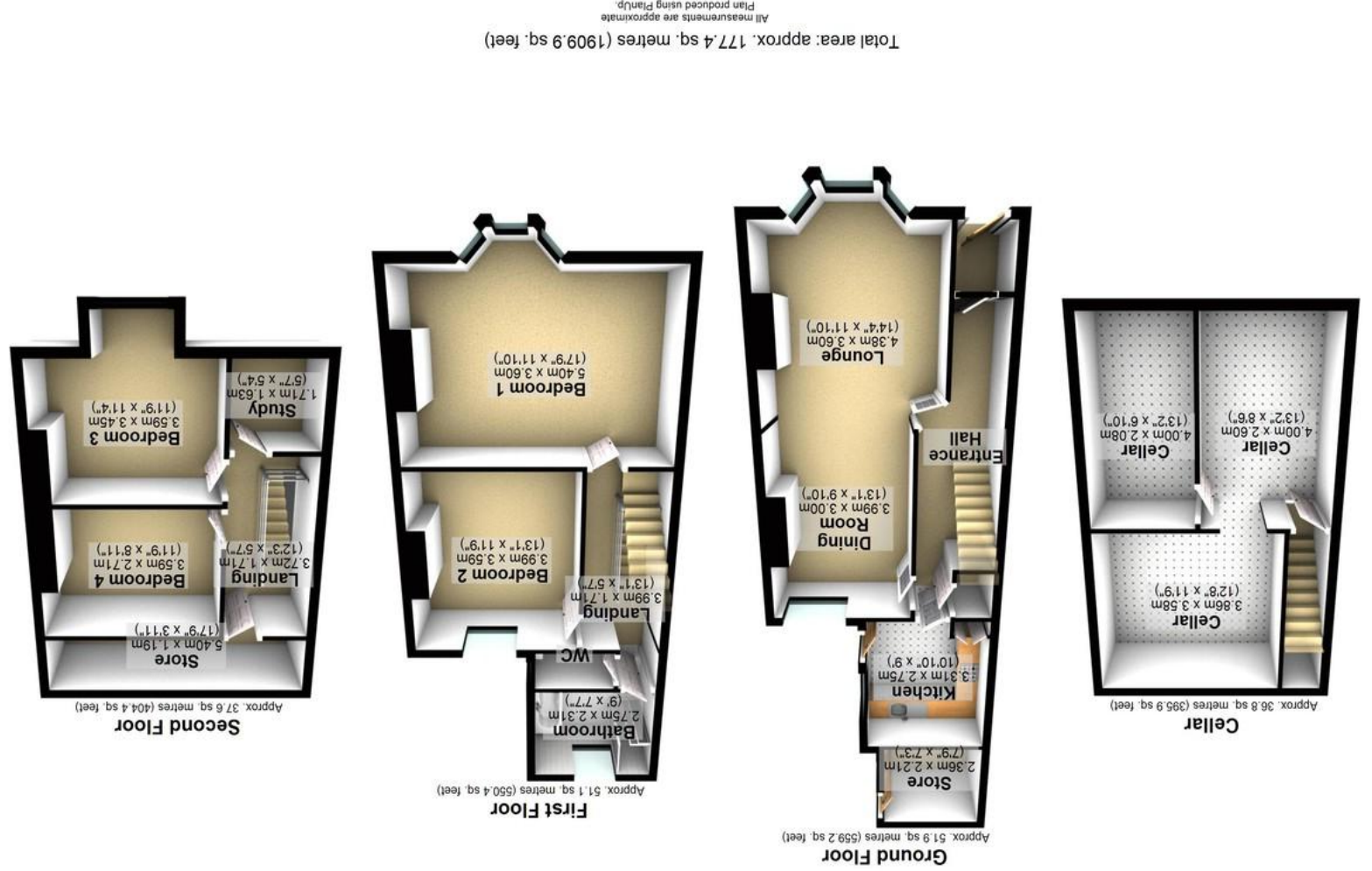


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
56	83

England & Wales	
Energy Efficiency Class	Band
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)





214 Psalter Lane | Brindiffe | Sheffield | S11 8UT Property Tenure: Leasehold

An absolutely stunning, immaculately presented and very deceptive four double bed roomed Edwardian villa mid terrace. With an eye for detail, the vendor has sympathetically renovated and modernised the property, whilst retaining its original period features, character and charm. With three impressive floors of super spacious accommodation, together with an opportunity to convert the existing cellars to create additional rooms. Located on one of Sheffield's prime residential roads in the very heart of the desirable area of Brincliffe. With a larger than anticipated private, landscaped sunny garden. Being of particular interest to the professional couple and family alike, it's easy to say that viewing is absolutely essential to appreciate the size and style on offer by this incredible home. With Ofsted rated excellent schools within catchment, fashionable Sharrow Vale /Ecclesall is a short stroll to enjoy a wealth of independent cafes, eateries and shops and The Peak District is a short drive.



**PROPERTY FEATURES**

- FOUR BEDROOMED VICTORIAN VILLA TERRACED
- ORIGINAL FEATURES CHARACTER AND CHARM MIXED WITH A MODERN APPROACH
- HEART OF ULTRA POPULAR BRINCLIFFE
- LARGER THAN EXPECTED PRIVATE GARDEN
- NUMEROUS PARKS AREA SHORT STROLL
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- PERFECT FOR THE FAMILY AND PROFESSIONAL COUPLE ALIKE
- THREE FLOORS OF ACCOMMODATION AND DOUBLE REAR OFF SHOT
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- LEASEHOLD WITH 684 YEARS REMAINING £7.10 PA COUNCIL TAX BAND C £1,825.63 PA

**GUIDE PRICE £485,000-£495,000**

