

## Marketing Preview



**19 Ellison Street, Sheffield, S3 7JG**

**£235,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A rare garden haven near the heart of Sheffield: experience all the convenience of city living with the calm of a leafy residential retreat. With generous space this 3 bedroom home near Kelham Island is an unexpected gem.

A rare home with secluded garden moments from the heart of the City

You'll enter a spacious and welcoming entrance hall that hints at the relaxed, well-balanced living space that follows. The generous lounge is bright and inviting, with floor-to-ceiling windows and sliding patio doors that open directly to the rear garden - offering seamless indoor-outdoor living and filling the space with natural light.

The heart of the home is the stylish open-plan kitchen and dining area: featuring modern cabinetry, room for appliances, and direct access to the patio and garden - perfect for entertaining or enjoying a quiet morning coffee. A convenient downstairs WC and a storage cupboard for coats add everyday ease.

Upstairs, you'll find three well-proportioned bedrooms with neutral decor, each framed by large windows with garden views. The shower room is fresh with a clean design and neutral tiling. A large storage room off the landing is a handy feature.

Outside, the enclosed rear garden is a peaceful retreat - private, leafy and low-maintenance - it's perfect for summer evenings, weekend brunches, or a peaceful cuppa amongst the greenery. A brick-built shed offers useful storage space. With permit parking available and excellent public transport links such as Shalesmoor tram stop a short walk away, this location is ideal for enjoying city life and exploring with ease.

### Why you'll love it

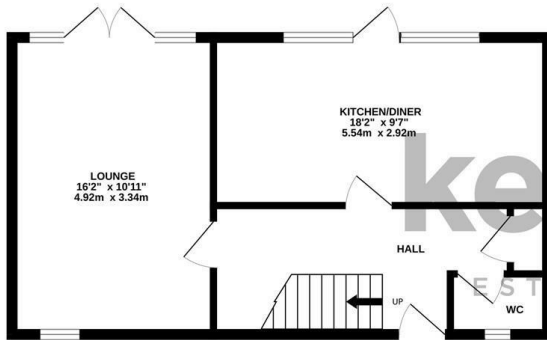
Nestled in a cul-de-sac, this home truly surprises with its private, leafy garden - convenient city living with a tranquil twist. You're just moments from city centre amenities and Kelham Island's cafés and creative energy - yet tucked far enough away to enjoy peace and quiet when you need it. With excellent transport links and a respected school catchment, this is a home that fits your lifestyle now and grows with you.

### PROPERTY DETAILS

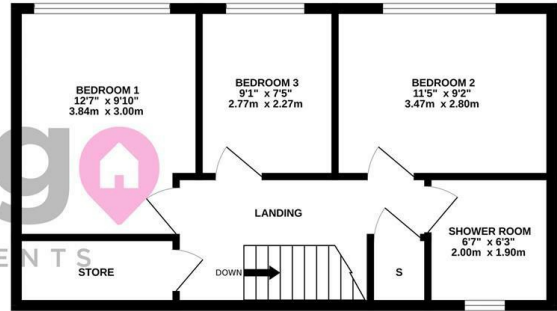
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- EPC: C

what3words location: wisdom.drives.rests

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 83        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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