



31 Baslow Road, Totley, Sheffield, S17 4DL

Saxton Mee



# 31 Baslow Road

## Totley

Asking Price

# £185,000

Located in one of Sheffield's most sought after residential areas, this beautifully presented one bedroom terraced home offers an ideal balance of countryside charm and city convenience. With the Peak District just minutes away and excellent access to Sheffield city centre, the property also benefits from being a short walk to Dore & Totley train station, which provides direct links to Manchester Piccadilly via the scenic Hope Valley line.

The home is arranged over three floors and finished to a high standard throughout, featuring gas central heating and double glazing. Upon entering, you're welcomed by a stylish open plan kitchen and living area, complete with integrated appliances including a washing machine, and finished with a tiled flooring. Upstairs, the spacious double bedroom is full of character, with an exposed brick chimney breast, while the bathroom is fitted with both a separate bathtub and a walk in shower for added comfort. On the lower level, a cosy lounge provides a warm and inviting space to relax, with French doors opening directly onto a private patio area. This space could serve as an additional bedroom

Outside, the property enjoys a generous totally private garden with access to the rear lane and benefits from unrestricted on street parking at the front.

Energy Efficiency Rating: D

Council Tax Band: A



- Situated in a sought-after residential area of Sheffield, close to the Peak District
- Arranged over three floors, providing a spacious and functional design.
- Stylish open plan kitchen
- Spacious double bedroom with an exposed brick chimney breast, adding character
- Fitted with both a separate bathtub and a walk-in shower for added comfort.
- Cosy lounge with French doors leading to a private patio area
- Private garden with rear lane access and unrestricted on-street parking at the front
- EPC Rating: D
- Tenure: Freehold
- Viewings Via Banner Cross Branch



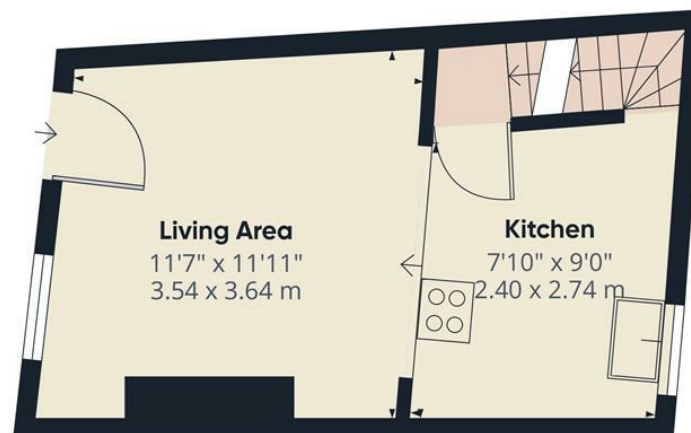




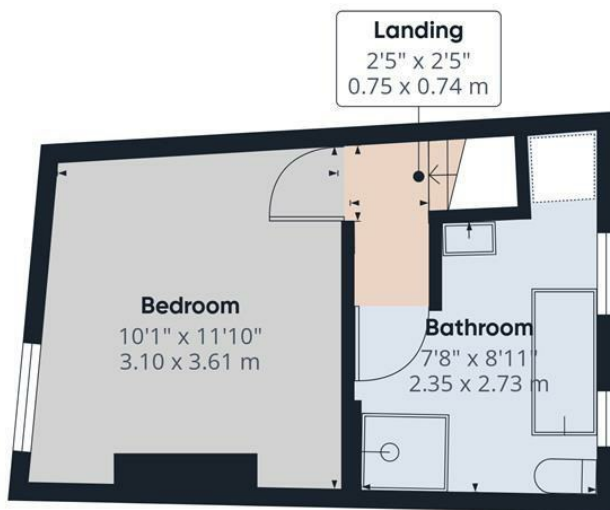




Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

612 ft<sup>2</sup>  
56.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

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