



13 Lees Hall Road, Meersbrook, Sheffield, S8 9JH



# 13 Lees Hall Road

## Meersbrook

Offers Around

# £550,000

An imposing, five bedroom/two bathroom semi-detached family home located in this popular location close to Meersbrook Park.

This much loved home has been maintained to a high standard throughout by the current owners, including a new roof, with the accommodation briefly comprising of: A welcoming entrance hallway. Bay windowed lounge to the front with central fireplace. Separate dining room to the rear. Large breakfasting kitchen having a range of wall, drawer and base units with space for a fridge/freezer, washing machine, cooker and dishwasher. Large cellars ideal for storage and providing a useful workshop space. To the first floor are two large double bedrooms, a single bedroom/study and a modern family bathroom with underfloor heating, a large walk in shower, wash hand basin, W.C and stylish tiling to the floor and walls. A further staircase rises to an additional two double bedrooms and a separate W.C.

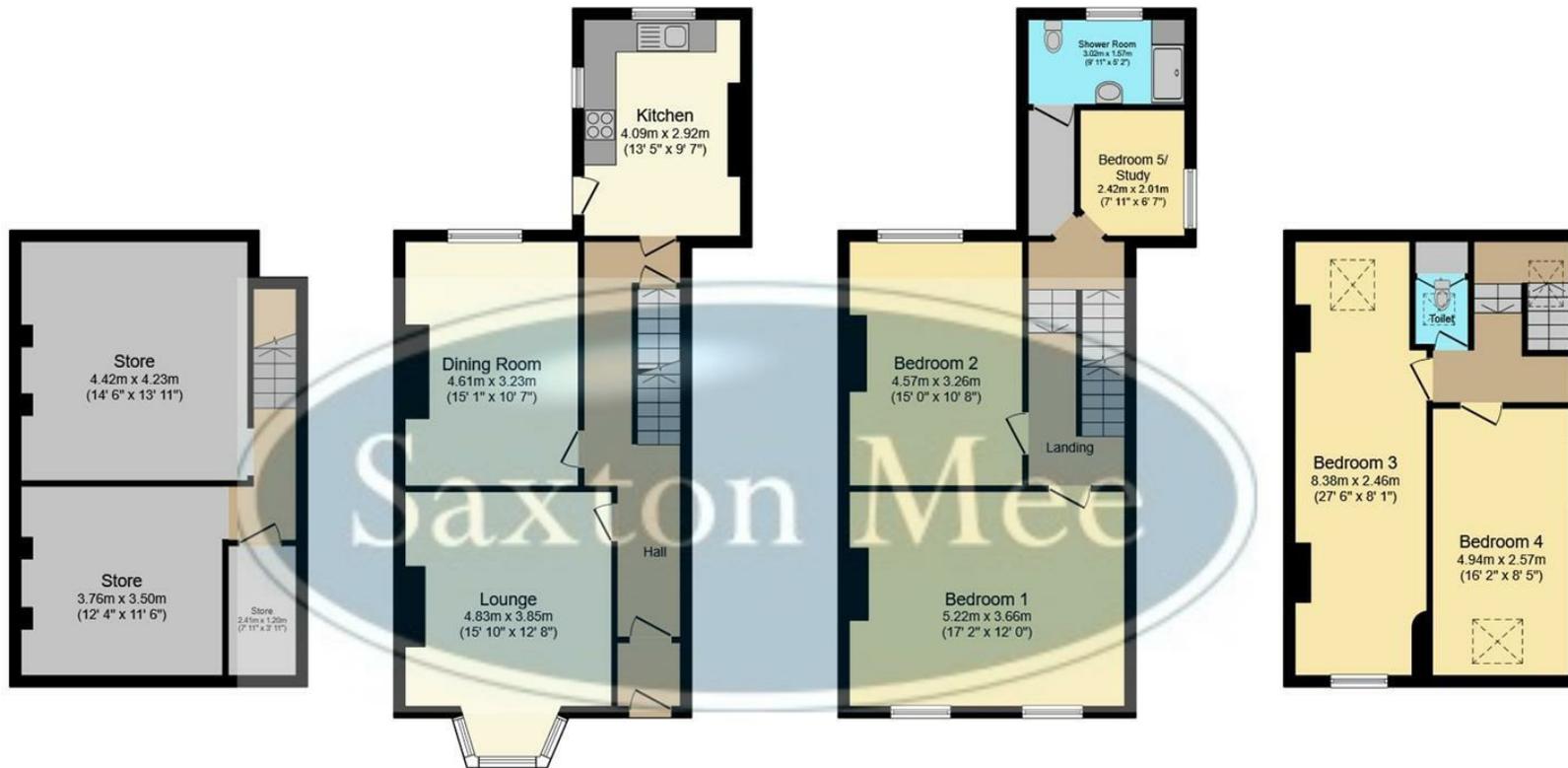
The property boasts many original features with high ceilings, coving and ceiling roses whilst benefitting from double glazed windows and gas fired central heating.

Outside there is off street parking to the front for two/three cars and to the rear a fully enclosed, private garden with a range of well stocked planted borders, patio and lawn.



- Stunning Period Property With Original Features
- Sought After Location Close To Meersbrook Park
- Reputable Local Schools Nearby
- Excellent Transport Links
- A Wide Range Of Amenities, Bars And Eateries On Chesterfield Road Within Walking Distance
- Spacious Reception Rooms Ideal For a Family
- Newly Fitted Modern Bathroom And New Roof
- EPC Rating E/Council Tax Band C
- Freehold
- Viewing Via Banner Cross Office





**Cellar**  
Floor area 40.4 m<sup>2</sup>  
(434 sq.ft.)

**Ground Floor**  
Floor area 57.4 m<sup>2</sup> (617  
sq.ft.)

**First Floor**  
Floor area 55.9 m<sup>2</sup> (602  
sq.ft.)

**Second Floor**  
Floor area 41.1 m<sup>2</sup>  
(443 sq.ft.)

**TOTAL: 194.8 m<sup>2</sup> (2,097 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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