



8 Harbord Road, Woodseats, Sheffield, S8 0BB

Saxton Mee

# 8 Harbord Road Woodseats

Guide Price

## £300,000

GUIDE PRICE £300,000 - £325,000

Located in the ever-popular Woodseats area, this delightful four-bedroom terraced home is perfectly placed close to a fantastic range of amenities, cafés, shops and restaurants. It also sits within the catchment of desirable local schools, offers excellent transport links, and provides easy access to beautiful green spaces including Graves Park and Ecclesall Woods.

This deceptively spacious property spans three well-proportioned floors and is situated on a quiet no-through road with no passing traffic, offering an excellent balance of convenience and comfort.

The ground floor features a welcoming hallway leading to two generous reception rooms, ideal for both everyday family living and entertaining. A bright and well-designed kitchen sits at the rear, offering direct access to a delightful Indian stone patio courtyard – a perfect retreat for relaxing or outdoor dining.

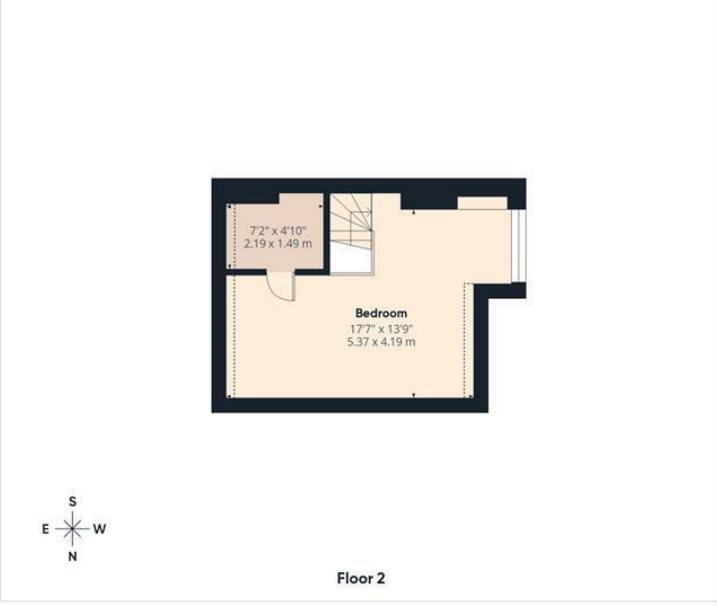
Across the first floor are three good-sized bedrooms along with a contemporary family bathroom. The top floor boasts an impressive fourth bedroom with ample space and natural light, making it ideal as a main bedroom, guest room, or versatile home office.

This charming home offers generous room sizes, a superb layout, and a highly desirable position—an ideal purchase for families, professionals, or anyone seeking a spacious property in one of Sheffield's most well-loved neighbourhoods.

- Located in the highly sought-after Woodseats area, close to excellent amenities, cafés, supermarkets and restaurants
- Close to desirable local schools and well connected by transport links
- Easy access to nearby green spaces including Graves Park and Ecclesall Woods
- Deceptively spacious four-bedroom terrace arranged over three well-proportioned floors
- Two generous reception rooms on the ground floor, ideal for family living and entertaining with a separate
- Delightful Indian stone patio courtyard — a perfect private retreat
- Three first-floor bedrooms plus a large, light top-floor bedroom suitable as a main bedroom or home office
- The cellar is equipped with both lighting and power supply
- Leasehold
- Viewings Via Banner Cross Branch







**Approximate total area<sup>(1)</sup>**  
 1313 ft<sup>2</sup>  
 122 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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