



we are  
morfittsmith

235 Rural Lane,  
Sheffield,  
S6 4BL





**A Period property bursting with character and potential. With extensive rear gardens and beautiful scenic views, this home has the prospect to be nothing short of spectacular!**







## Why We Love It

We absolutely love the garden! A fantastic, tiered space with beautiful views over the fields to the rear. The terrace area on top of the garage is the ideal seating area too. A flat, sizeable surface, perfect for BBQ's and sunbathing during the warmer seasons. Leaving the rest of the garden free for a greenhouse, vegetable patches and even play areas.



## Why You'll Love It

Rural Lane is a charming period property full of potential. Boasting a private gated drive, adorned with a Antique Sewer Gas Light; recently converted to electric. An extensive tired garden sits to the side and rear of the house. With incredible views over the surrounding fields and plenty of space for your family, hosting and relaxing. You can enter the property via both front and rear porches. Entering through the front you have a charming tree shrouded walkway up a set of stairs. The porch opens to a more than generous living space, with feature fireplace and exposed beams and brick work. With two large windows, ideal for a seating area and allowing for plenty of natural light. Next, we have the kitchen, which can be adapted to suit your family needs. A good space with potential for a seating area. Heading to the first floor where the three bedrooms are, along with the bathroom suite. With shower over the bath and double sinks. Finally, we have the attic room on the second floor. A large and flexible space which could be used for several different rooms. We also have access to additional loft space. Ideal for storage or adapting to form an additional room. The property has had a new roof fit in the last 6 years.

Rural Lane has great proximity to the countryside and for key road access into the city and further afield. With only a few minutes' drive into Hillsborough, you get full advantage of all the amenities and entertainments.

















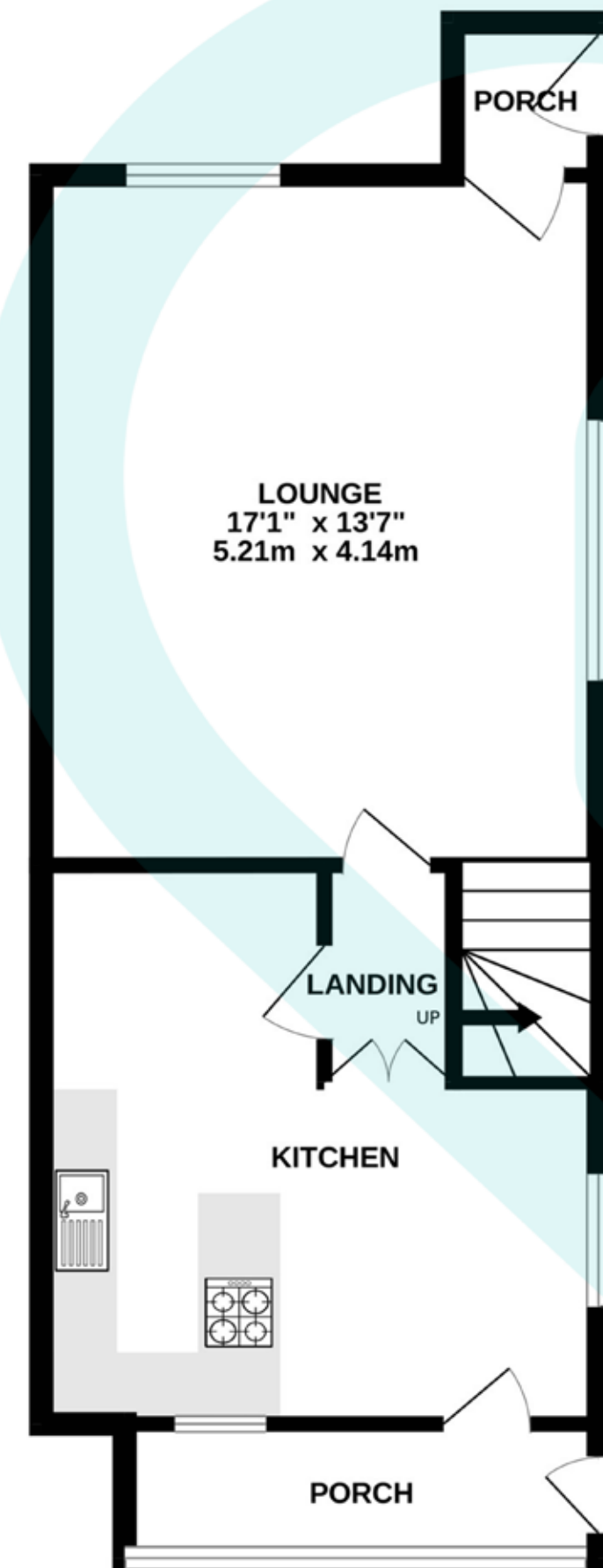




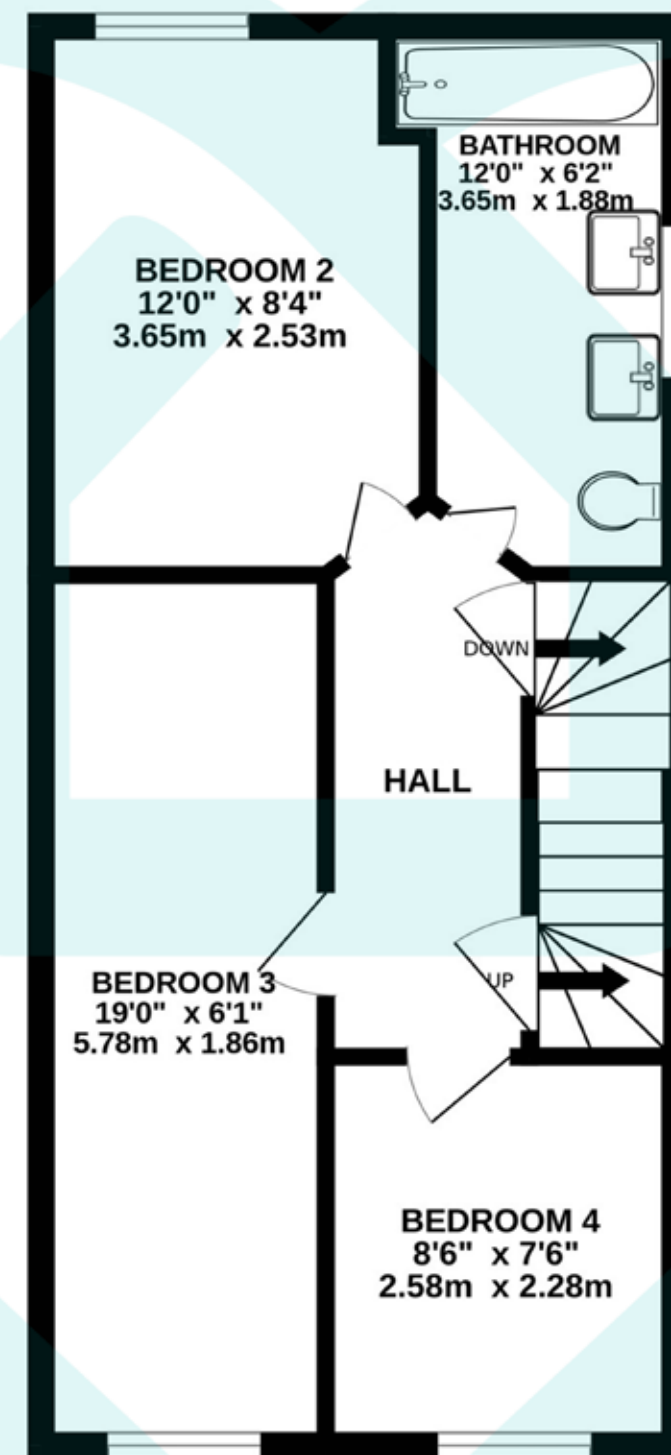




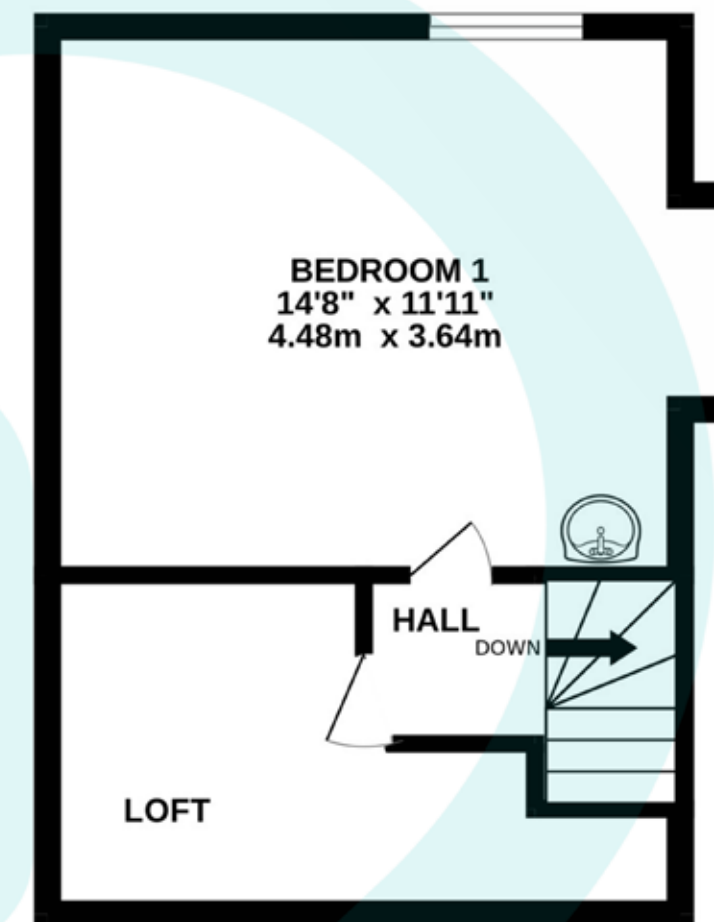
GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.







The MorfittSmith Building,  
67 Middlewood Road,  
Sheffield, S6 4GX



0114232 1764



[www.morfittsmith.co.uk](http://www.morfittsmith.co.uk)



[sales@morfittsmith.co.uk](mailto:sales@morfittsmith.co.uk)



[lettings@morfittsmith.co.uk](mailto:lettings@morfittsmith.co.uk)



[newhomes@morfittsmith.co.uk](mailto:newhomes@morfittsmith.co.uk)



@morfittsmith



@morfittsmith



MorfittSmithEstate&LettingAgent



# morfittsmith



## sales | lettings | new homes

---