

# 9 RYLE ROAD



BLENHEIM









CONSERVATORY

This substantial five bedroomed semi-detached family home dates back to the Victorian era and is generously set over three floors with character features.

There is also the benefit of a one bedroomed self-contained annexe and detached double garaging.

The property is situated within the sought-after suburb of Nether Edge, which falls within a Conservation Area and has good access to desirable local schooling. This superb home is ideal for a growing family and provides two well proportioned, bay windowed reception rooms, a modern breakfast kitchen, four double bedrooms and three bathrooms. There is also ample off-road parking, a pleasant, south-facing rear garden and a seating terrace to the side of the property.

9 Ryle Road has excellent access to the amenities of Abbeydale Road and Millhouses, comprising of supermarkets, shops, restaurants, cafes and public houses. Also being within a short distance to Sheffield's city centre and the Peak District National Park.

**The property briefly comprises of on the ground floor:** Entrance hall, lounge, WC, dining room, breakfast kitchen, pantry and conservatory.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, shower room, inner landing, family bathroom and bedroom 3.

**On the second floor:** Landing, bedroom 4 and bedroom 5.

**On the basement level:** Cellar hallway, cellar 1 and cellar 2.



# GROUND FLOOR & BASEMENT LEVEL

*A timber entrance door with double glazed obscured panels and a panel above opens to the entrance hall.*

## Entrance Hall

Having a coved ceiling, pendant light points, dado rail, central heating radiator and deep skirtings. Pine doors open to the lounge, dining room, WC and basement level.

## Lounge

18'3 x 17'2 (5.56m x 5.23m)

A spacious reception room with a front facing timber bay window with double glazed sash windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a picture rail, wall mounted light points, central heating radiators, TV/aerial point and deep skirtings. The focal point of the room is the fireplace, which has provision for a gas fire, an oak mantel, cast iron/tiled surround and a tiled hearth.

## WC

Having a pendant light point, extractor fan and a mirrored storage cabinet. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, a pine door opens to a stone staircase, which leads down to the:

## Basement Level

## Cellar Hallway

Having light, power and housing the Solis Energy inverter serving the solar panels. An opening gives access to cellar 1.

## Cellar 1

12'5 x 6'6 (3.78m x 1.98m)

Having light and power. A door opens to cellar 2.

## Cellar 2

9'9 x 6'3 (2.97m x 1.90m)

Having light, power and a stone slab table.

## Ground Floor Continued

## Dining Room

19'2 x 13'9 (5.84m x 4.19m)

Another fabulous reception room with a side facing timber bay window with double glazed sash windows, coved ceiling and pendant light points with decorative ceiling roses. Also having a picture rail, central heating radiator, deep skirtings and timber effect flooring. The focal point of the room is the decorative fireplace with a timber mantel, cast iron/tiled surround and tiled hearth. A folding timber door with obscured glazed panels opens to the breakfast kitchen.

## Breakfast Kitchen

15'0 x 10'9 (4.57m x 3.28m)

A modern breakfast kitchen with a side facing timber glazed panel, pendant light point, central heating radiator and deep skirtings. There's a range of fitted base/wall and drawer units with matching quartz work surfaces, upstands, under-counter lighting and an inset Clearwater 1.5 bowl stainless steel sink with a chrome mixer tap. The quartz work surface also extends to provide a breakfast table for up to three chairs. The integrated appliances include a CDA four-ring gas hob with an extractor fan above, CDA fan assisted oven, Baumatic dishwasher, CDA under-counter fridge and a CDA automatic washing machine. A timber door opens to the pantry and an opening gives access to the conservatory.



DINING ROOM





LOUNGE





DINING ROOM





BREAKFAST KITCHEN



# GROUND FLOOR CONTINUED & FIRST FLOOR

## Pantry

Having a pendant light point, fitted shelving and power.

## Conservatory

12’8 x 5’11 (3.86m x 1.80m)

A timber-built conservatory with glazed roof lights, side and rear facing timber double glazed windows, wall mounted light points and a central heating radiator. Double timber doors with double glazed panels open to the side of the property.

From the entrance hall, a staircase with a pine handrail and balustrading rises to the:

## First Floor

## Landing

Having a coved ceiling, pendant light point and dado rail. Pine doors open to the master bedroom, bedroom 2, shower room and inner landing.

## Master Bedroom

18’4 x 12’11 (5.59m x 3.94m)

A good-sized master bedroom with front facing timber double glazed sash windows, coved ceiling, pendant light point, picture rail, central heating radiator and a telephone point. The focal point of the room is the decorative fireplace with a cast iron mantel, cast iron/tiled surround and tiled hearth. To one corner, there’s a fitted storage cupboard with long hanging and shelving. A pine door opens to the master en-suite.

## Master En–Suite

Having a coved ceiling, recessed lighting, extractor fan, tiled walls and a chrome heated towel rail. There’s a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a mirrored storage cabinet above. To one corner, there’s a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 2

15’8 x 13’7 (4.78m x 4.14m)

Another well-proportioned double bedroom with a side facing timber double glazed sash window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a picture rail, central heating radiator and deep skirtings. To one corner, there’s a Heritage pedestal wash hand basin with traditional taps.

## Shower Room

Having a side facing timber glazed obscured window, coved ceiling, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. There’s a suite in white, which comprises of a low-level WC and a wash hand basin with traditional taps, storage beneath and a mirrored storage cabinet above. To one corner, there’s a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

From the first floor landing, a pine door opens to the:

## Inner Landing

Having a pendant light point, timber effect flooring and pine doors opening to bedroom 3 and the family bathroom.

## Bedroom 3

11’0 x 8’9 (3.35m x 2.67m)

Having a side facing timber double glazed window, pendant light point, wall mounted light point, picture rail, central heating radiator, TV/aerial point and timber effect flooring. The focal point of the room is the decorative fireplace with a cast iron mantel, cast iron/tiled surround and a tiled hearth. To one corner, there’s a storage cupboard, which has shelving and houses the Viessmann boiler.

## Family Bathroom

Having recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There’s a suite in white, which comprises of a low-level WC and a pine vanity unit, incorporating a wash hand basin with traditional taps and mirrored cabinet above. To one corner, there’s a panelled bath with a mixer tap, hand shower facility and a glazed screen.



MASTER BEDROOM



MASTER EN-SUITE





BEDROOM 2



BEDROOM 4



FAMILY BATHROOM



BEDROOM 5



# SECOND FLOOR & EXTERIOR

## Landing

Having a wall mounted light point and pine doors opening to bedroom 4 and bedroom 5. Access can also be gained to a loft space.

## Bedroom 4

18'4 x 10'8 (5.59m x 3.25m)

A double bedroom with a Velux roof window, a side facing timber double glazed window, pendant light point, central heating radiator and a TV/aerial point. To one corner, there's a pine vanity unit, incorporating a wash hand basin with traditional taps, a tiled splashback and a wall mounted light point with an integrated shaver point.

## Bedroom 5

17'8 x 13'1 (5.38m x 3.99m)

Having a Velux roof window, a side facing timber double glazed window, pendant light point and a central heating radiator. Also having a pine vanity unit, incorporating a wash hand basin with traditional taps, tiled splash back and a wall mounted light point with an integrated shaver point.

## Exterior and Gardens

To the front and side of the property, there's a driveway providing parking and having mature shrubs, mature hedging, a rockery border and exterior lighting. Access can be gained to the main entrance door. A wrought iron gate opens to the continuation of the side of property where there is a seating terrace. The terrace has an external power point, water tap, exterior lighting and a rockery border down one side, incorporating shrubs, flowers and hedging. Access can be gained to the conservatory, annexe and useful garden store. A wrought iron pedestrian gate also opens to the rear garden.

## Annexe

A superb one bedroomed annexe, ideal for a dependent relative and being accessed through a timber door with double glazed obscured panels.

## Kitchen/Living

12'2 x 10'8 (3.70m x 3.25m)

Having a side facing timber double glazed obscured window and a separate full-height double glazed panel, exposed stone wall, pendant light points, central heating radiator and pine flooring. To one corner, there's a pine table with an inset 1.0 bowl stainless steel sink and a mixer tap. A pine door opens to the bedroom.

## Bedroom

9'7 x 8'7 (2.92m x 2.62m)

Having a Velux roof window, pendant light point and pine flooring. A pine door opens to a shower room.

## Shower Room

Having a flush light point, extractor fan and pine flooring. There's a wall mounted wash hand basin with traditional chrome taps and a shower enclosure with tiled walls, a Triton shower and a glazed screen/door. A pine door opens to a WC.

## WC

Having a flush light point, Dimplex water heater, low-level WC and pine flooring.

## Exterior and Gardens Continued

To the rear of the property, there's a garden which has a lawned area, exterior lighting, mature trees, mature shrubs and a stone slab table with a bench. A stone flagged path leads to the double garage. A wrought iron pedestrian gate also opens to stone steps, which rise above the garage where there is an allotment area.

## Double Garage

18'6 x 14'4 (5.64m x 4.37m)

Having two up-and-over doors, a glazed panel, light, power and a timber entrance door. The garage opens out onto Bank Close.



EXTERIOR AND GARDENS



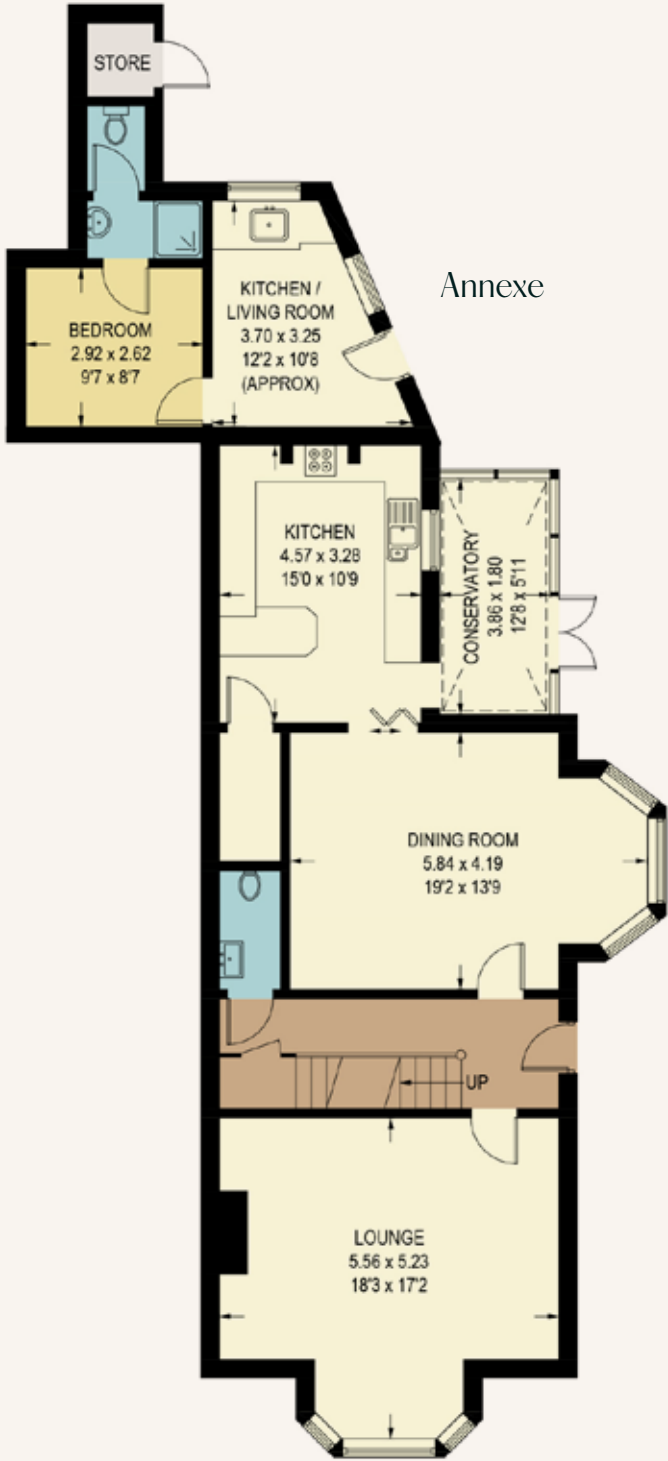


EXTERIOR AND GARDENS



# GROUND FLOOR

Ground Floor Approximate Floor Area:  
943 SQ.FT. (87.6 SQ.M)  
  
Annexe Approximate Floor Area:  
241 SQ.FT. (22.4 SQ.M)



# FIRST FLOOR

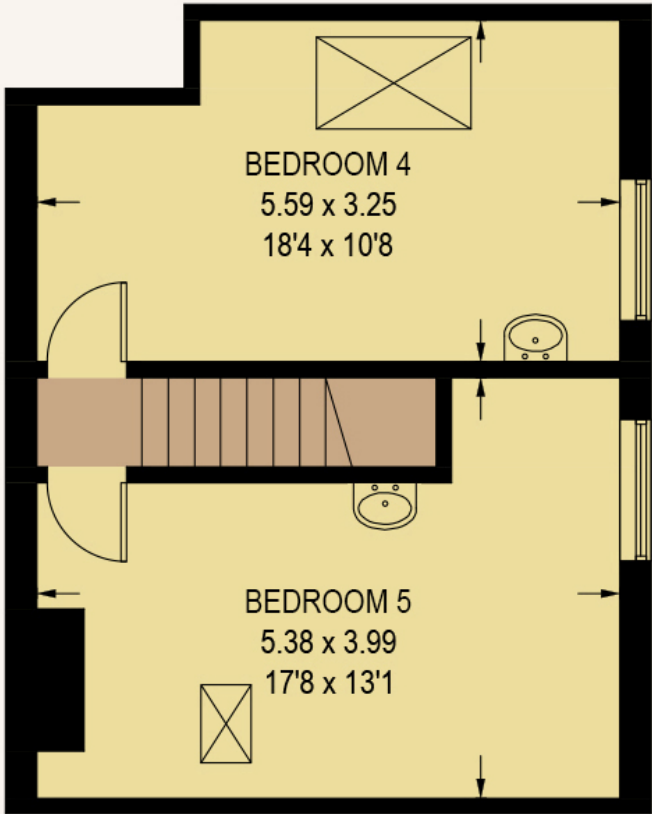
Approximate Floor Area:  
802 SQ.FT. (74.5 SQ.M)





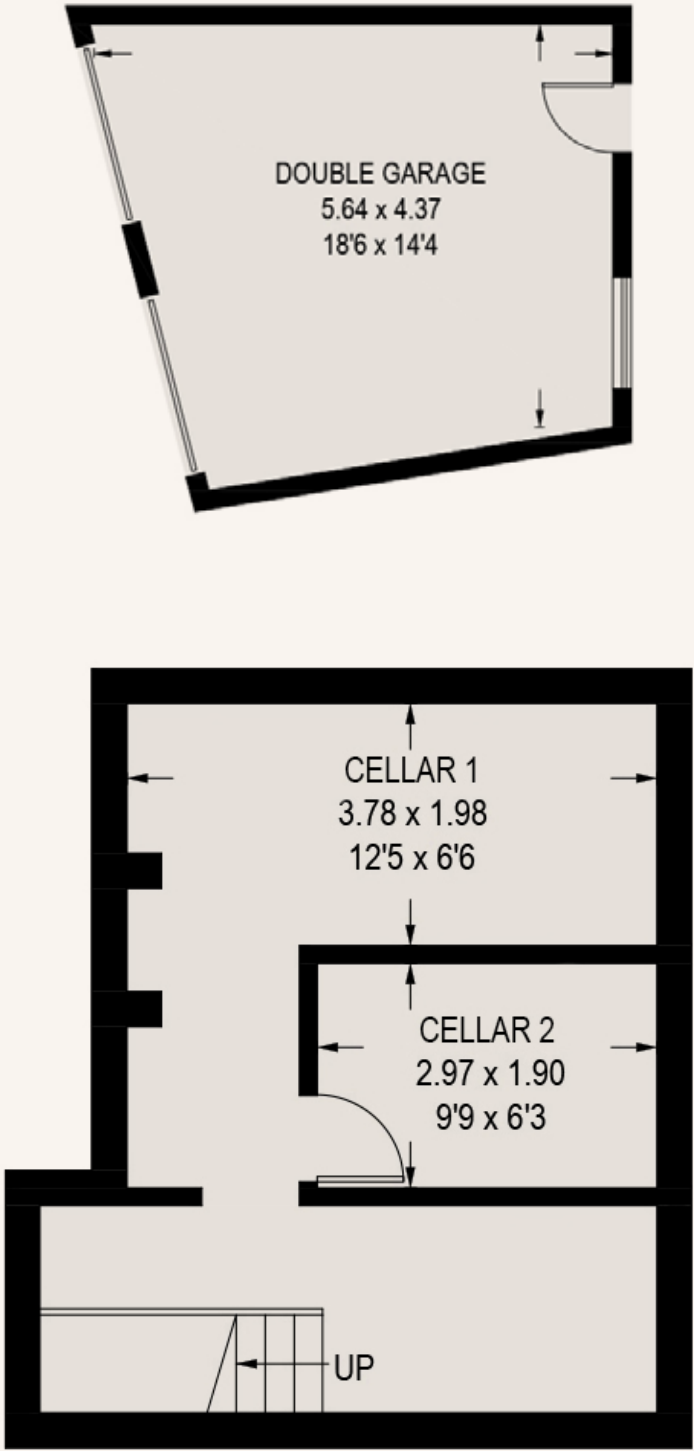
# SECOND FLOOR

Approximate Floor Area:  
428 SQ.FT. (39.8 SQ.M)  
Total Approximate Floor Area:  
2988 SQ.FT. (277.6 SQ.M)



# GARAGE & BASEMENT LEVEL

Double Garage Approximate Floor Area:  
255 SQ.FT. (23.7 SQ.M)  
Basement Level Approximate Floor Area:  
319 SQ.FT. (29.6 SQ.M)





BEDROOMS (HOUSE & ANNEXE) 5 / 1	BATHROOMS (HOUSE & ANNEXE) 3 / 1
LIVING ROOMS (HOUSE & ANNEXE) 3 / 1	SQFT (HOUSE & ANNEXE) 2,747 / 241
TENURE Freehold	COUNCIL TAX E

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Conservation Area

The property is located in the Nether Edge Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		76
55–68	D	58	
39–54	E		
21–38	F		
01–20	G		



# 9 RYLE ROAD

Nether Edge, Sheffield, South  
Yorkshire, S7 1HT

Offers in the Region  
of £695,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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