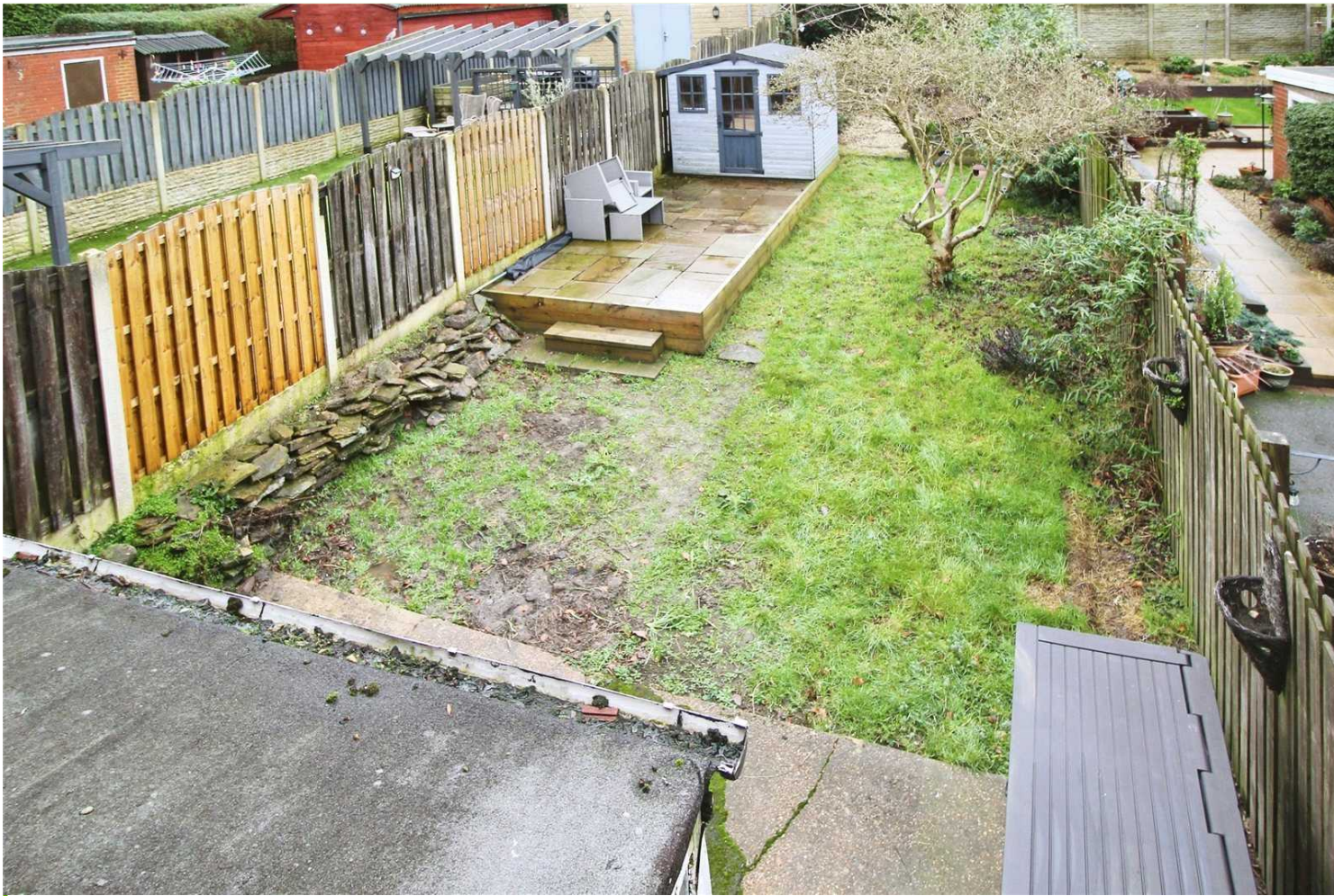




Potter Hill Lane, High Green,  
Sheffield, S35

**Asking Price: £235,000**

**Tenure: Freehold**



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Potter Hill Lane, High Green, Sheffield, S35  
**Asking Price: £235,000 Tenure: Freehold**

Council Tax Band: B  
EPC Rating: C  
Local Authority: Sheffield Council

Other important information which you will need to know about this property can be found at [your-move.co.uk](https://your-move.co.uk)

A well-presented three-bedroom semi-detached house in High Green, Sheffield, with recent upgrades (including a new roof, re-plastered walls and new flooring), a light lounge, practical kitchen-diner, modern shower room, and good access to local amenities, schools, green spaces, public transport and M1 links—ideal for first-time buyers and families.

Over View

This three-bedroom semi-detached house is for sale in High Green, Sheffield, and is presented in good condition with several recent improvements including a new roof, re-plastered walls and new flooring. The ground floor offers a reception room arranged as a lounge with large windows providing good natural light. The kitchen includes traditional units, dining space and provision for free-standing appliances, creating a practical area for everyday use. Upstairs, Bedroom One is a double room featuring a window seat with built-in storage. Bedrooms Two and Three are both single rooms, with Bedroom three currently arranged as a dressing room. The shower room serves all three bedrooms. The property has an EPC rating of C and falls within Council Tax Band B.

Location

High Green offers a range of local amenities including shops, cafés and everyday services, with further facilities available in Chapeltown and central Sheffield. Nearby green spaces such as High Green Park and Wortley’s surrounding countryside provide opportunities for walking and outdoor recreation. The area is served by a selection of primary and

secondary schools, making it suitable for families. Public transport links are accessible via Chapeltown railway station, which offers regular services to Sheffield (around 10–15 minutes by train) and Leeds (around 35–45 minutes). Road links to the M1 provide convenient access to regional centres. This property may be of particular interest to first-time buyers and families seeking a three-bedroom semi-detached house for sale in a well-served residential location.

List Of Improvements

\*\*\*Taken back to brick and re-plastered\*\*\*Stairway with new banister, balustrade and carpet\*\*\*New Roof 2023\*\*\*All radiators replaced\*\*\*New skirting boards and architraves\*\*\*

Hallway

A door to the side leads into the welcoming hallway. With carpeted stairs rising to the first floor, useful understairs storage area and access to the downstairs accommodation.

Lounge

13'2" x 13' (4.01m x 3.96m)  
Having a large bay window to the front that allows for ample light to flow into the room. There is wood flooring and radiator.

Kitchen/Diner

14'2" x 11' (4.32m x 3.35m)  
Having a range of wall and base units with roll edge work surfaces. There are integrated appliances which include a free standing range cooker and a free standing double width fridge/freezer. A sink with drainer and mixer tap over benefits from a window behind which overlooks the rear garden. There is part tiled walls, vinyl flooring and a door into the rear utility. The rear utility and space and plumbing for a washing machine and a door to the rear garden

Landing

Bedroom One

13'2" x 11'2" (4.01m x 3.4m)  
Having a large bay window to the front with built in window seat providing extra storage. There is wood flooring and radiator.

Bedroom Two

11' x 7' (3.35m x 2.13m)  
Having a window to the rear, laminate flooring and radiator.

Bedroom Three

8'7" x 7' (2.62m x 2.13m)  
Currently used as a dressing room, there is a window to the rear, laminate flooring and radiator.

Shower Room

9'2" x 5'6" (2.8m x 1.68m)  
Comprising of a low level w/c, pedestal sink and corner shower. The walls are tile and plaster, there is a window to the side and radiator.



For full EPC please contact the branch.

Outside

To the front of the house is a block paved driveway and low maintenance garden with walled boundary. There is a gate to the side that leads to the rear garden. The rear garden is an established garden with patio area, summer house and lawned garden

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

