



Spencer.

30, Bents Road, Sheffield, S11 9RJ

Buy ———

A large extended four bedroomed detached family home with four reception rooms and wonderful garden in the heart of S11

————— from *Spencers.*

- A four bedroomed detached house with garage and off-street parking
- Four reception rooms to include dining room, study, large living room and breakfasting kitchen
- Extended to the rear in the 1990s with lovely large garden laid to lawn with established borders and vegetable patch
- Four bedrooms and two bathrooms
- Large boarded loft space suitable for conversion, subject to consents
- Available for sale with no chain
- Gas central heating and excellent proportions throughout
- EPC Rating - D
- Sheffield Council Tax Band - G
- What3Words///treat.gravel.allows



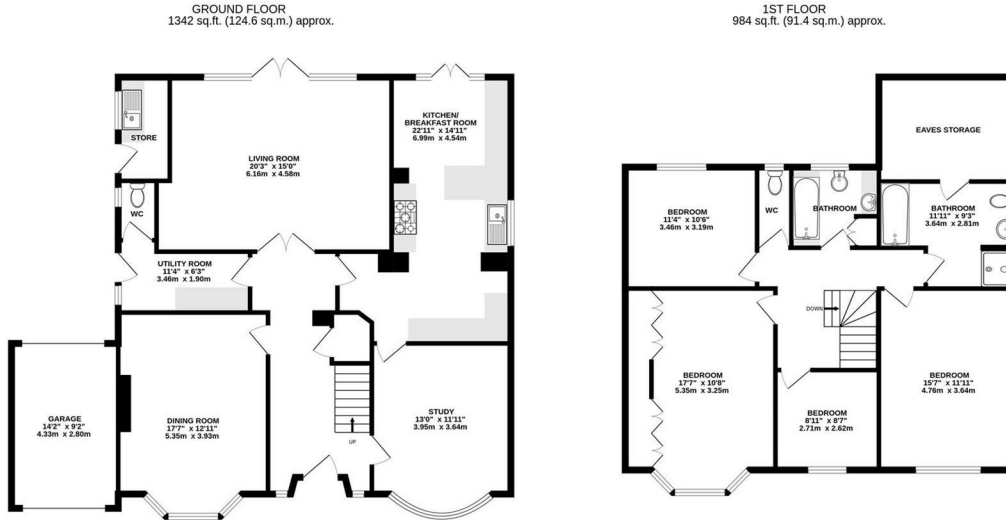
£825,000







# Floorplan



TOTAL FLOOR AREA: 2326 sq.ft. (216.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S118PP  
SpencersEstateAgents.co.uk

**SpencersAgents**  
**SpencersAgents**  
**SpencersEstateAgents**

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948