



108 Langsett Road South, Oughtibridge, Sheffield, S35 0HA

Asking Price £155,000

- FREEHOLD
- PERFECT FIRST TIME BUYER OPPORTUNITY
- WELL PRESENTED THROUGHOUT
- STONE BUILT MID TERRACE HOME
- LOVELY ELEVATED WOODLAND VIEWS
- COSY GAS FEATURE FIREPLACE IN THE SPACIOUS LOUNGE
- CLOSE TO EXCELLENT LOCAL AMENITIES
- LARGE REAR GARDEN
- COUNCIL TAX BAND A

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**** CHARMING STONE-BUILT STARTER HOME **** Nestled in the heart of the ever-popular village of Oughtibridge, this delightful two-bedroom stone-built mid-terrace is brimming with charm and character—perfect for first-time buyers or anyone seeking a cosy village lifestyle. Step inside to a spacious lounge with a warm, welcoming feel, flowing through to a bright and well-equipped kitchen, ideal for everyday living. Upstairs, the generous principal bedroom offers a calm retreat, while the second room—currently set up as a dressing room—would make a perfect nursery, home office or guest space. A bathroom sits off the landing, completing the first floor. Outside, a long rear garden enjoys peaceful elevated views across surrounding woodland—perfect for relaxing with a coffee or enjoying a summer evening. With local shops, cafés, and scenic walks just moments away, this charming home offers the best of village living in a truly friendly community.



Council Tax Band: A



ENTRANCE

Step through the part-glazed uPVC wood-effect door and into the heart of this characterful stone-built home. The spacious lounge greets you with a timeless warmth, where original features blend seamlessly with modern comforts, setting the tone for a home brimming with rustic charm and homely appeal.

LOUNGE

The spacious lounge offers a cosy and welcoming setting, centred around a feature gas fireplace with an eye-catching stone surround that nods to the home's heritage. A uPVC double-glazed window to the front allows plenty of natural light to pour in, while soft carpet underfoot adds to the comfort. Completed with a ceiling light point and central heating radiator, this is a space made for relaxing and unwinding.

KITCHEN

Bright and well-appointed, the kitchen features a stylish range of sage green wall, base and drawer units, complemented by black roll-top work surfaces and part-tiled walls. A sink with mixer tap sits beneath a uPVC double-glazed window overlooking the rear garden, while integrated appliances include an oven, hob, and extractor hood. A glazed uPVC door leads out into the rear garden, bringing in natural light and easy access to outdoor space. There's space and plumbing for a washing machine and an upright fridge freezer. Finished with tiled flooring, a ceiling light point, and stairs rising to the first floor, this practical space is perfectly suited to everyday living.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A generous and inviting principal bedroom featuring a beautiful decorative open stone fireplace that adds a touch of rustic character. A uPVC double-glazed window to the front elevation brings in plenty of natural light, while soft carpet flooring, a ceiling light point, and a central heating radiator enhance the room's cosy appeal.

BEDROOM TWO

Currently used as a dressing room, this compact yet versatile second bedroom would also make an ideal home office, nursery, or occasional guest room. A uPVC double-glazed window to the rear elevation allows in plenty of natural light, while carpet flooring, a ceiling light point, and a central heating radiator complete the space.

FAMILY BATHROOM

The inviting family bathroom family bathroom is fitted with a panelled bath and telephone-style shower attachment, WC, and wash basin. Tiled walls to the wet areas offer practicality and a clean finish, while a uPVC double-glazed obscure window to the rear provides natural light and privacy. The room is completed with wood-effect flooring, a ceiling light point, and a central heating radiator.

FIRST FLOOR LANDING AND STAIRS

With carpet flooring underfoot, the landing provides access to the loft via a ceiling hatch and leads to solid doors opening into bedroom one and the family bathroom. A step down leads to a bi-fold door into bedroom two. Finished with a ceiling light point.

REAR GARDEN

The large, tiered rear garden offers an impressive amount of outdoor space, thoughtfully arranged across multiple levels. Leading out from the kitchen is a seating area with a handy garden shed and a gate on one side, providing access through neighbouring gardens to the front of the property. Stone steps then rise to the first level, featuring a slate bed for low-maintenance appeal. Further steps lead to a concrete seating area, framed by mature shrubs, planting, and a stone wall border, with a fence running along one side for added privacy. A few more stone stairs take you to the next level, home to a modern pebble bed with stepping stones—perfect for adding contemporary texture to the garden. Continue upwards to a paved entertaining area with a second storage shed, ideal for al fresco dining. The final tier has been newly paved and enjoys lovely elevated views over surrounding woodland,

offering a peaceful and private retreat. A communal pebbled pathway at the top provides access for both you and your neighbour. An inviting garden with a variety of levels, perfect for relaxation and entertaining.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

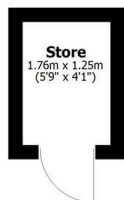
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





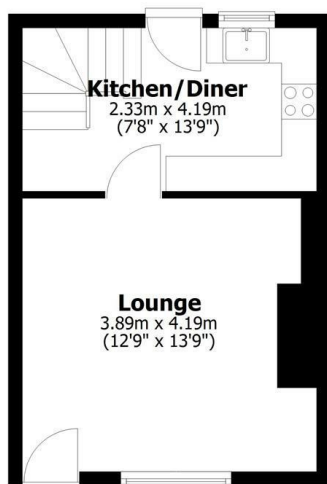
Outbuilding

Approx. 2.2 sq. metres (23.7 sq. feet)



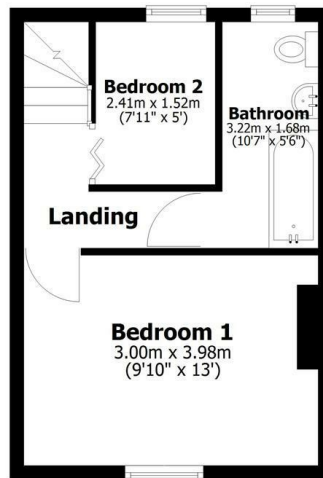
Ground Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



First Floor

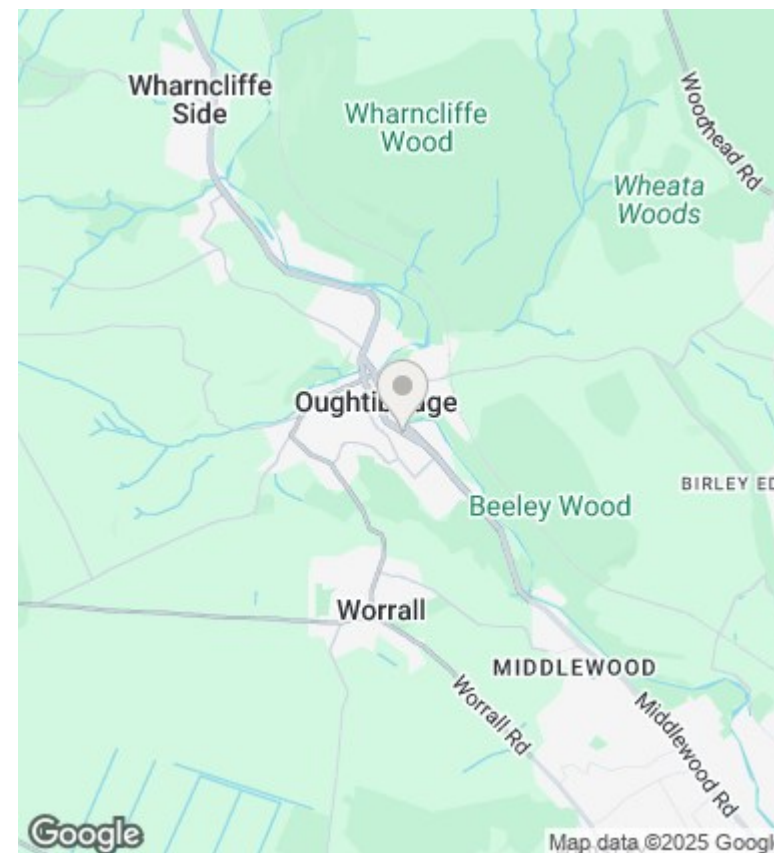
Approx. 26.5 sq. metres (284.9 sq. feet)



Total area: approx. 55.1 sq. metres (593.5 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

108 Langsett Road South



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC