



Westbrook House 83 Porter Brook View, Sheffield S11 8ZJ

Saxton Mee

Lettings



# Westbrook House 83 Porter

Per Calendar Month

## £3,000 Per Calendar

Westbrook House is a magnificent four bedroom ground-floor apartment, set within a beautiful Georgian manor house. This exceptional property retains a wealth of period features, including high ceilings, graceful archways and timber sash windows. Located in a highly sought after area, it is just a short distance from the excellent amenities of Sharrowvale, including specialty shops, bistros, pubs, and restaurants.

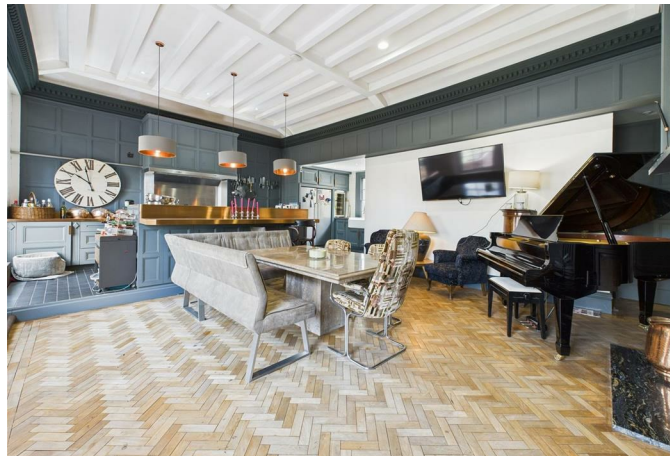
The property features a superb entrance hallway leading into a stylish open plan living, dining, and kitchen area with integrated appliances. The master double bedroom boasts a walk-in wardrobe and an en-suite bathroom, while two additional bedrooms also benefit from en-suite facilities. A fourth double bedroom, currently used as a second sitting room, offers versatile living space.

The recently landscaped gardens, soon to be planted, provide a tranquil retreat perfect for relaxing on summer evenings. The property also includes two dedicated parking spaces.

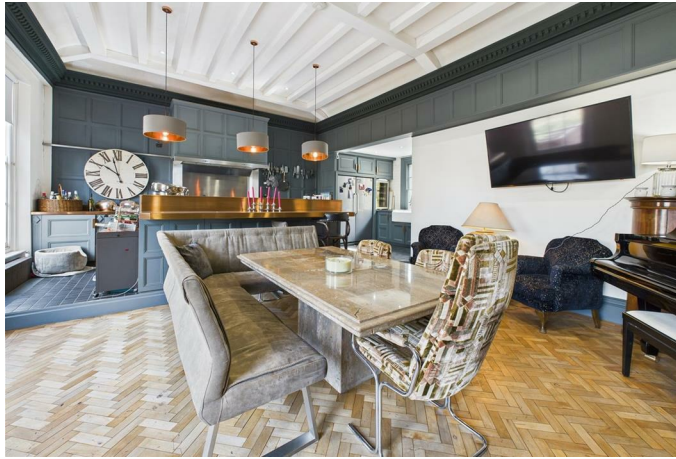
The property is offered on a part-furnished / unfurnished basis with the option of a 6 or 12-month tenancy. Restrictions apply: no smokers. Energy Efficiency Rating: D. Council Tax Band: E

Heating is included within the rental price.

- Four bedroom ground floor apartment in a Georgian manor house
- Prime location near Sharrowvale's shops, bistros, pubs, and restaurants
- Master bedroom with walk-in wardrobe and en-suite
- Landscaped gardens, soon to be planted, ideal for summer evenings
- Two dedicated parking spaces
- Energy Efficiency Rating: D
- Council Tax Band: E











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2471.62 ft<sup>2</sup>

229.62 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'