



2 Victoria Road, Broomhall, Sheffield, S10 2DL



2 Victoria Road

Broomhall

Offers Around

£625,000

A charming, stone and bay fronted, five bedroom/two bathroom semi-detached home located on this very sought after residential street in Broomhall within walking distance of the wealth of amenities on Ecclesall Road, Universities and Hospitals.

The property, whilst in need of updating, offers a fantastic opportunity for a purchaser to put their own stamp on a forever home with the accommodation briefly comprising:

Entrance hallway with access to the basement cellars. Front sitting room with bay window and central fireplace. Large extended family sitting room to the rear with a pleasant outlook over the garden and feature fireplace. A spacious breakfasting kitchen provides ample space to host, a range of fitted units at wall and base level with built in appliances, access leads out onto the garden. To the first floor are three large double bedrooms and a shower room with wash basin. Separate W.C. A further staircase rises to two further bedrooms and an en suite shower room.

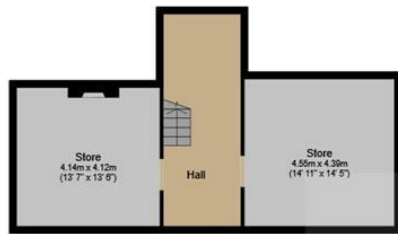
Outside there is ample off street parking to the front with side access into the rear garden having a patio seating area, a range of established plants and vegetable growth. A useful stone built outbuilding provides an excellent storage facility with a multitude of uses.



- A Charming Period Home
- Excellent Location Close To The Universities And Hospitals
- Five Good Sized Bedrooms
- Enclosed Rear Garden With Side Access
- Ample Off Street Parking
- Popular Conservation Area Location
- EPC Rating:
- Council Tax: F
- Tenure: Leasehold
- Viewing Via Banner Cross Office







Cellar

Floor area 52.5 m² (565 sq.ft.)



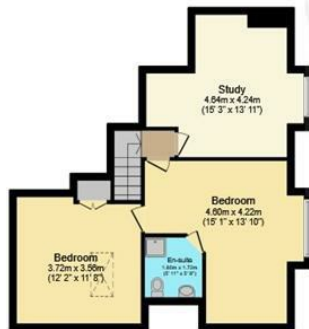
Ground Floor

Floor area 79.5 m² (856 sq.ft.)



First Floor

Floor area 71.0 m² (764 sq.ft.)



Second Floor

Floor area 53.1 m² (572 sq.ft.)



Outbuilding

Floor area 16.6 m² (179 sq.ft.)

TOTAL: 272.6 m² (2,934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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