



25 Filey Street, Broomhall, Sheffield, S10 2FG

Saxton Mee



# 25 Filey Street Broomhall

Offers Around

## £475,000

Situated in this very popular and sought after residential suburb close to Universities and Hospitals, a very substantial semi-detached Victorian residence with eight bedrooms, four bathrooms, and three reception rooms. Approximately 3,270 sq ft. Offered for sale with immediate vacant possession and no chain. The property has previously had planning permission to split into five self-contained apartments but would also ideally make a large family home or excellent residential investment property.

In recent years the property has been substantially improved and an early inspection strongly recommended to appreciate the very versatile accommodation. On the ground floor side entrance hallway, utility room, dining room, large extended sitting room with French windows to rear terrace and garden area, breakfast kitchen, large walk-in pantry. In the basement two useful cellars. Two staircases give access to the first floor to five bedrooms and three bathrooms and a separate cloakroom. On the second floor three bedrooms, one giving access to a large walk-in additional storage room and the further bathroom with full suite and a separate cloakroom.

Outside a small garden area. To the front vehicular access and right of access over driveway to the side, to a rear terrace area. (Area identified with red boundary line on photo) Broomhall is a popular Victorian suburb of Sheffield and in easy access of the City Centre and very convenient for the nearby Universities and Hospitals and other amenities.



- Substantial linked detached Victorian residence
- For sale with immediate vacant possession and no chain
- Eight bedrooms and four bathrooms
- Accommodation of approximately 3,270 sq ft
- Upgraded in recent years and still needing some small alterations
- Access over driveway to the side to a rear terrace area
- Ideal for a large family or investment property
- Previously having had planning for five self-contained apartments
- Two large ground floor reception rooms and good living kitchen with large walk-in pantry
- Useful basement cellars









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.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

