



**WHITEHORNES**

Buy. Sell. Let. Relax!

0114 268 8533  
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www.whitehorns.com

22 Rosamond Avenue, Bradway  
Sheffield

Guide Price £375,000 - £385,000

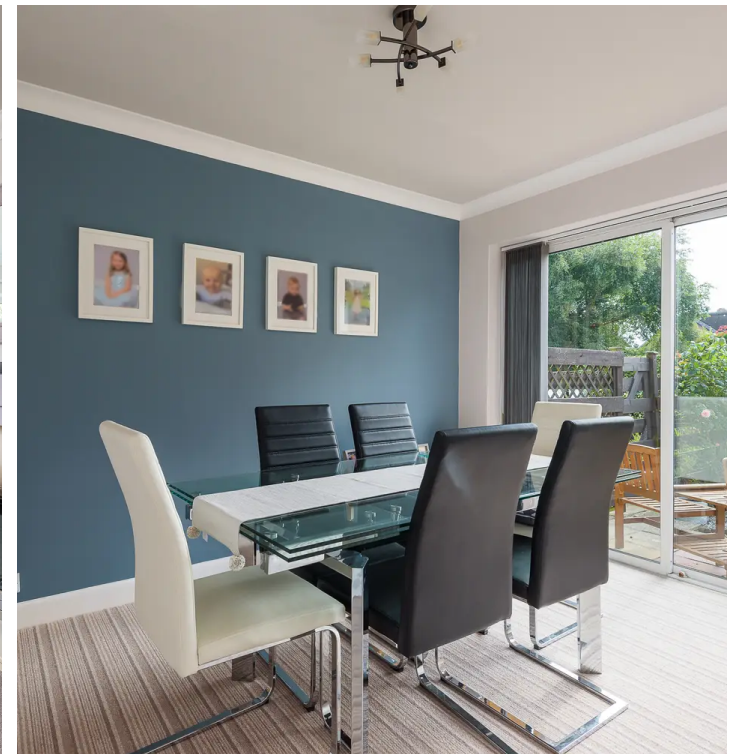
# 22 Rosamond Avenue

Bradway, Sheffield

An incredibly rare opportunity has arisen to purchase this absolutely stunning, immaculately presented and very well proportioned four bedroomed semi detached family home. Standing in this substantial corner plot and offering a huge potential to create a new build property within the side expansive garden (subject to necessary planning permission) or alternatively as the current vendors have done be used a fabulous private garden. With a contemporary, modern and light feel throughout the three floors of accommodation that total an impressive 1,515 sq feet together with private driveway and attached single garage.

Council Tax band: C

- STUNNING FOUR BEDROOMED SEMI DETACHED FAMILY HOME
- SUBSTANTIAL CORNER PLOT WITH IMPRESSIVE SIDE GARDEN
- OPPORTUNITY TO DEVELOP THE GARDEN TO NEW BUILD PLOT (SUBJECT TO PLANNING)
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,515 SQ FEET
- OFF ROAD PARKING GARAGE AND OPEN PLAN KITCHEN/DINER
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD WITH NO EXPENSE SPARED
- HEART OF ULTRA POPULAR BRADWAY ON THE SOUTH WEST OF THE CITY
- LEASEHOLD PROPERTY COUNCIL TAX BAND C



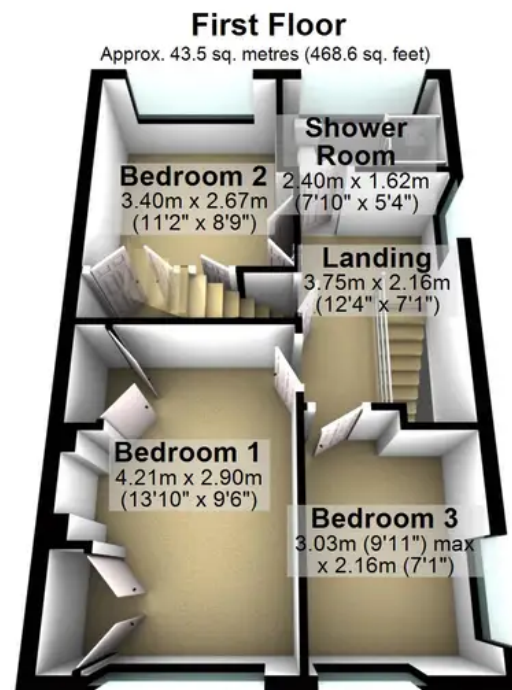
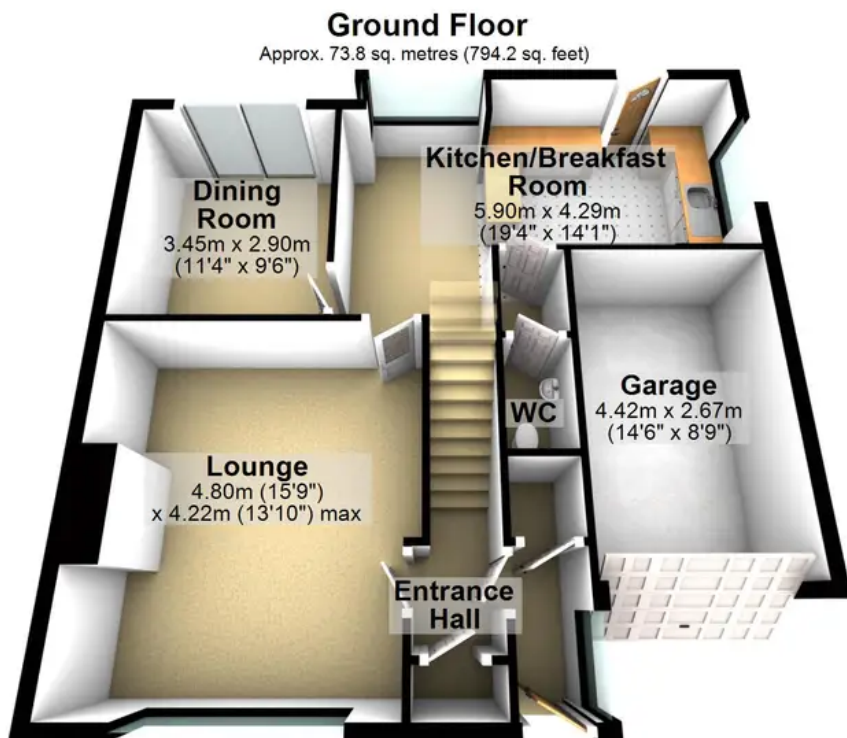




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Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.