







16 King Edwards

Rivelin • Sheffield • S6 5SQ

Guide Price £350,000 - £375,000

A fabulous Grade II Listed 2 double bedroom and 2 bathroom mews house, full of charm and character, tucked away within the beautiful, gated grounds of King Edwards. A former hospital dating back many years, set within well-kept grounds with electric gates and a security intercom, a communal gym, and tennis court, surrounded by the countryside. Number 16 offers light and airy accommodation on two floors, recently decorated, with new floor coverings, and the benefit of gas central heating with a new combination boiler in December 2023, garage, allocated car parking space, and visitor spaces. South-east facing garden. Available for sale with no chain. On the ground floor, there is an entrance door into a welcoming reception hall, freshly painted and having a new carpet. There is a useful cloaks cupboard and a partially tiled cloakroom with a white WC and wash basin. The cloakroom has a new Herringbone style floor finish, which is repeated in the kitchen, bathroom, and en-suite. The through lounge and dining room is an 'L' shape reception room with a high ceiling, period features, sash style windows, and a door providing access to the garden terrace, so ideal for everyday use and entertaining. The kitchen has a range of fitted units with splash-back tiling and a garden outlook. Included within the sale is an integrated single oven, a gas hob and extractor, dishwasher, washing machine, fridge, and freezer. One of the wall units houses the Vaillant combination boiler. On the first floor, there is a landing with a ceiling hatch to the loft. The main bedroom is a lovely room with a south-east aspect and a pleasant outlook. A door leads into an en-suite with a double shower enclosure, tiled walls, a wash basin, WC, a Velux window with a woodland outlook, and a heated towel rail. The second bedroom is also a double size room with neutral tones and a Velux window. The reception room, stairs, landing, and both bedrooms all have new carpets. The bathroom has a white suite with a bath, having a shower attachment, a separate shower enclosure, wash basin, WC, tiled walls, a heated towel rail, and a rear Velux window. Outside, a driveway with electric gates and a security intercom winds through beautiful communal grounds, creating a great first impression. Number 16 has an allocated car parking space next to the property. In addition, there are visitor car parking spaces and the benefit of a single garage with lighting. You enter number 16 through a shared courtyard, with number 18. At the rear, with access to the reception room, is a south-east facing garden with a lawn and a generous size terrace. The gym and tennis court are within walking distance. The King Edward development is ideally placed with excellent access to the Peak district and Derbyshire countryside, Rivelin, and Loxley valleys, as well as having links to Sheffield City Centre, the universities, and hospitals, as well as commuting to Leeds and Manchester. The EPC Rating is D. The Council Tax Band is E. The tenure is leasehold with 975 years remaining with an annual ground rent of £214.31.



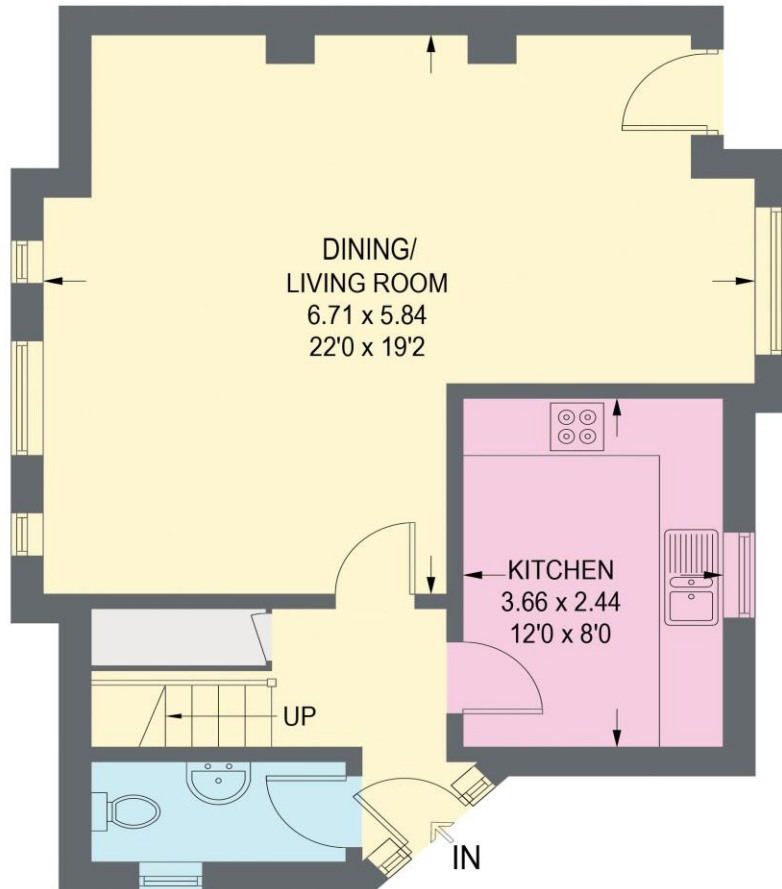


- Stunning Grade II Listed Mews House
- 2 Double Bedrooms & 2 Bathrooms
- Light & Airy Space over 2 Floors
- Beautiful Electric Gated Grounds
- Communal Tennis Court & Gym
- Southeast Facing Lawned Garden & Terrace
- Allocated Car Parking Space & Visitor
- Service Charge £3,292.64 per annum
- Garage & Adjoining the Countryside
- No Chain

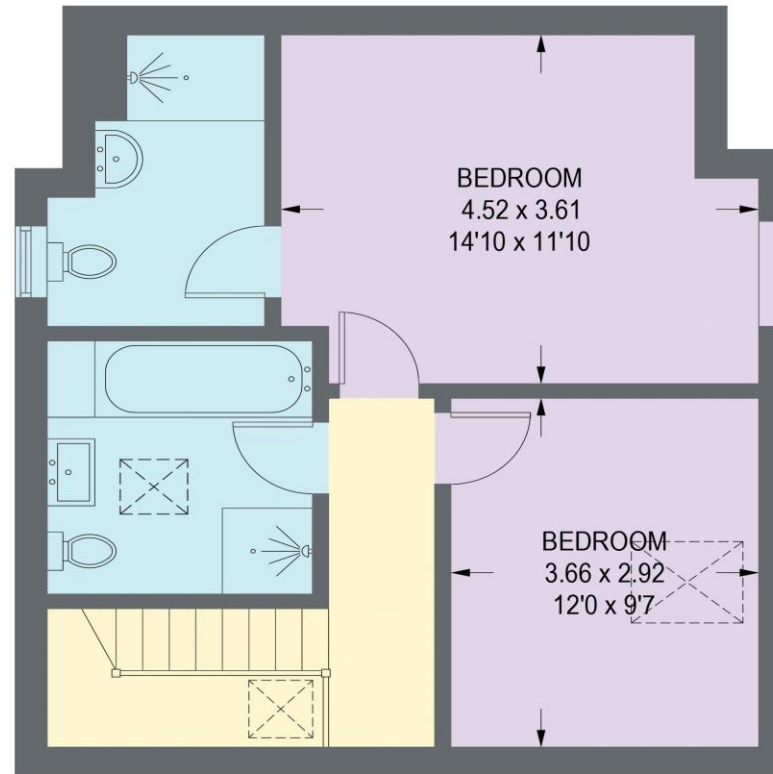


16 KING EDWARDS

APPROXIMATE GROSS INTERNAL AREA = 98.6 SQ M / 1061 SQ FT
(EXCLUDING GARAGE / PARKING SPACE)



GROUND FLOOR
50.4 SQ M / 542 SQ FT



FIRST FLOOR
48.2 SQ M / 519 SQ FT

PARKING
SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

GARAGE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.



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