







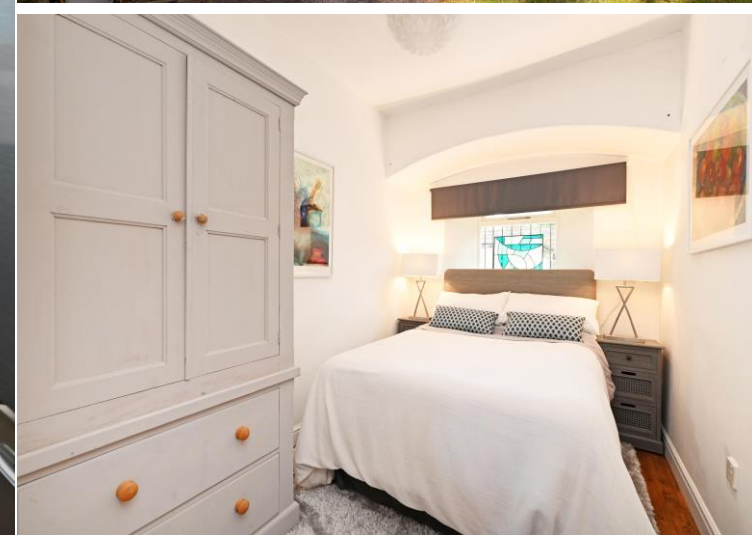
Broomfield House

2a Park Avenue • Endcliffe • Sheffield S10 3EY

Guide Price £350,000 - £370,000

A fabulous 2 double bedroom ground floor apartment situated on a highly desirable road, close to Endcliffe Park. Forming one of five apartments in a character period property, with a light and airy feel, skilfully retaining period features complemented by some modern touches. Improved by the present owner with features including a refurbished kitchen, a beautiful open plan reception room with a focal log burner, a modern bathroom, a veranda with a south-west facing aspect, access to communal gardens, and a useful storeroom, previously the garage, offering scope for further conversion, subject to any necessary consents. Benefits from gas central heating with a combination boiler and double glazing to most of the windows. Stunning location. No chain. One to view! An entrance door opens into a porch with windows to two sides, a fitted shoe cupboard, plumbing for a washing machine, and a further door onto a covered veranda with a south-west facing aspect, adjoining the communal gardens, with a pleasant outlook. The main living room has an open plan design with a light and airy feel, having dual aspect windows with window shutters, creating a lovely feel with white walls, a high ceiling with period features, a wood floor, and a focal log burner. The living space flows into the kitchen which has been refurbished this year. There are a range of dark blue coloured base units including a central island with a breakfast bar, with wood and oak effect worktops. Above the worktops is stylish tiling with concealed lighting beneath a range of wall mounted units and cupboards. An open plan larder with further units above provides additional storage space. Included within the sale is an integrated single oven, a four-ring gas hob, and a slimline dishwasher. There is space for a freestanding fridge freezer. The kitchen leads into a hallway with a continuation of the wood flooring, beautiful panel doors, one into a useful cloaks closet. There are two double bedrooms, both well-presented, the main bedroom being larger in size with a garden outlook. The bathroom has a modern suite with a panel bath, a separate shower enclosure, a vanity wash basin, and a WC. The bathroom houses a decorative period fireplace along with a more contemporary radiator. The apartment is completed with a door off the hallway into a storeroom, previously the garage. There are fitted cupboards, one housing the combination boiler, a sink unit, and a shower. A door provides external access. There is the potential for further conversion, subject to any necessary consents. Outside, there are communal gardens with lawns, terraces, and well-stocked planted borders. Car parking is on the nearby roads including Park Avenue and Riverdale Road. Broomfield House commands an enviable location, close to Endcliffe Park and Bingham Park, with an array of shops, cafes, and restaurants in Ranmoor, Broomhill, Nether Green, Hunters Bar, Sharrow Vale, and on Ecclesall Road. It is also well-served by highly regarded local schools, public transport, and access links to the hospitals, universities, city centre, train station, and the Peak District. The property is being sold on behalf of an employee at haus. The council tax band is B. EPC Rating TBC. The tenure is leasehold with an 800 year lease from 1982. There are 5 apartments, each owning a 1/5th share in the freehold. There is no ground rent to pay. The service charge for 2024 amounts to £2,693.50 pa (£224pcm). Omnia are the managing agents.





- Period Ground Floor Apartment
- 2 Double Bedrooms
- Fabulous Interior. A Must See
- Beautiful Open Plan Living Room
- Stunning Kitchen

- Modern Bathroom
- Light & Airy with Garden Outlooks
- Potential to Convert the Integral Garage
- South-West Facing Covered Veranda
- Fabulous Location, Close to Endcliffe Park

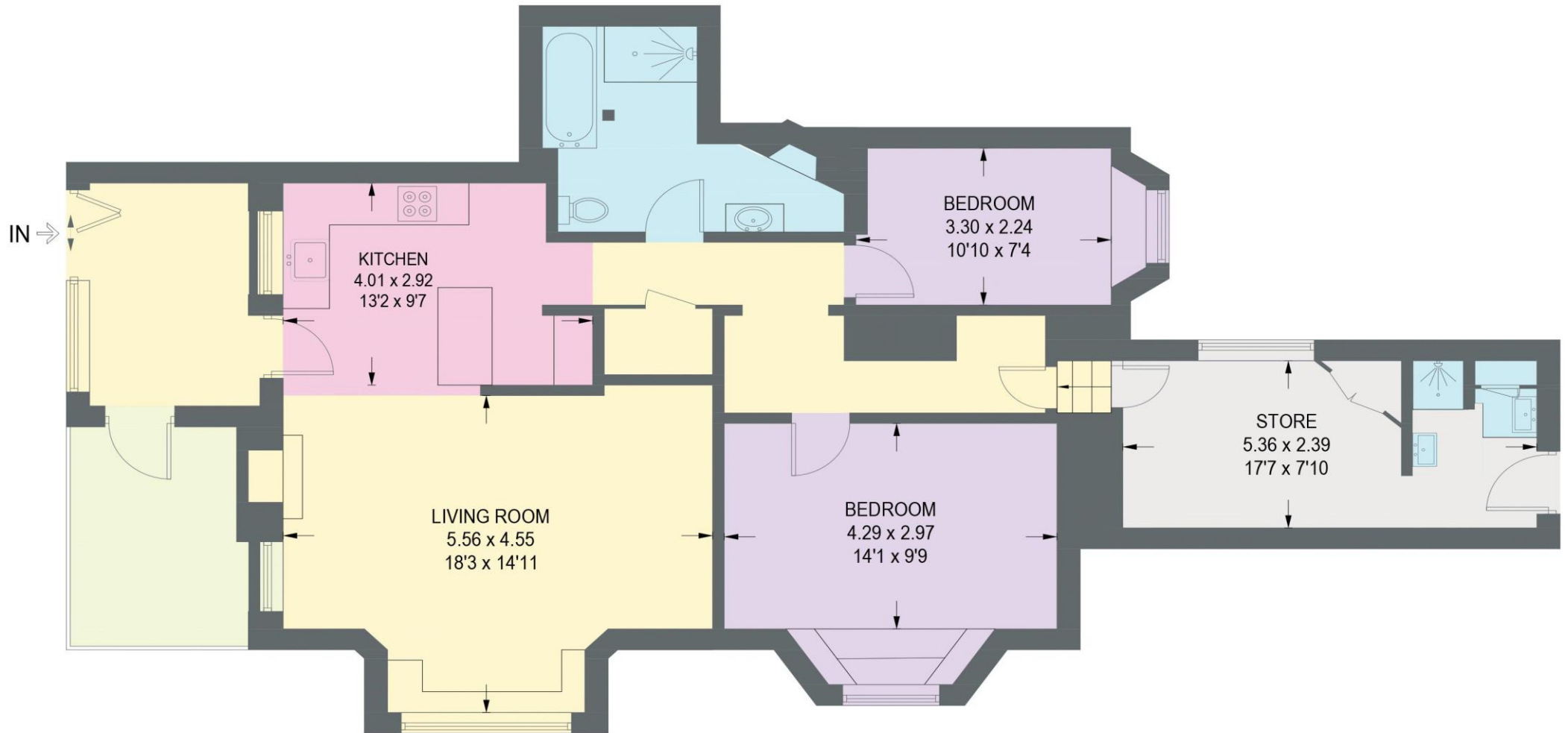




LET THE WEEKEND
BE
GIN

2A PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 100.9 SQ M / 1086 SQ FT



GROUND FLOOR

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



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