





BIRCH LANDING

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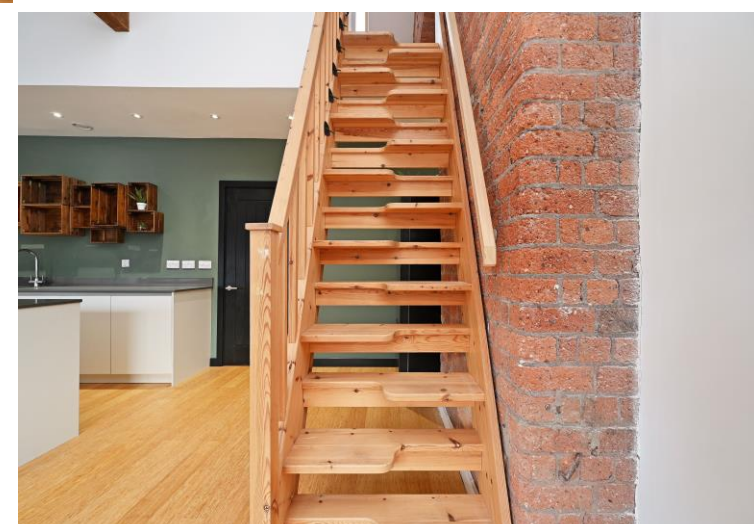
21 Birch Landing

Horseman Square • Kelham • S3 8FF

Guide Price £350,000 - £365,000

Guide Price £350,000 - £365,000 Once part of the Steel Mills in the heart of Kelham, Birch Landing has been restored to offer a 2-bedroom duplex apartment, combining Sheffield history with sustainable living. Filled with industrial charm featuring exposed brick and wooden beams, fabulous bamboo flooring, anthracite radiators, communal biomass boiler, occasional mezzanine living space and riverside views. A digitally enabled home powered by carbon neutral energy. No chain. Secure communal entrance and stairs lead to the property located on the first floor. The apartment opens into a hallway complemented by bamboo flooring which runs throughout the property. The ground floor comprises of study/bedroom overlooking the river, partially tiled shower room and storage cupboard. Stairs rise to the first floor featuring a spacious double bedroom and separate stylish bathroom. The open plan living space is filled with natural light, high ceilings, exposed wooden beams and brickwork creating a versatile, light and airy space. The kitchen hosts sleek, gloss base units and contrasting worktops. Integrated appliances include a Bosch oven, induction hob, fridge and freezer with slimline dishwasher. Open wooden stairs provide access from the kitchen to a mezzanine area offering flexible living space/bedroom with Velux window and access to the eaves. There is allocated parking space within secure under croft parking and separate store room. Situated in the heart of Kelham Island and voted one of the Top 10 hippest places to live with an abundance of wine bars, independent cafes, an award-winning public house, outstanding restaurants and walks along the River Don. Excellent public transport links to the city centre and motorway network.



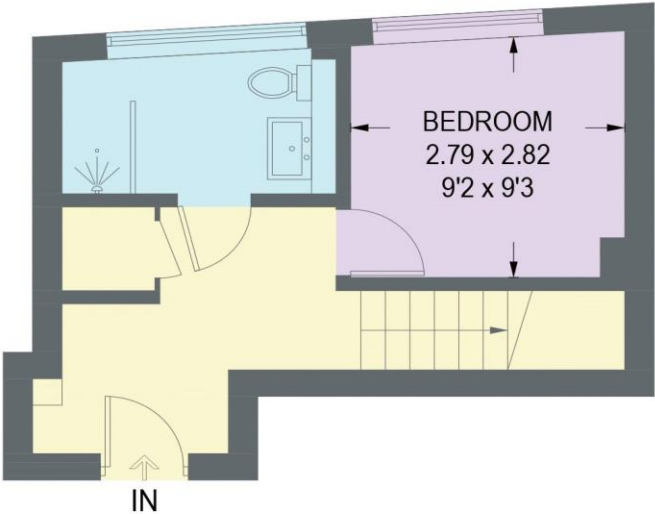


- First Floor Duplex Apartment & Riverside Views
- 2/3 Bedrooms
- Industrial Charm with Original Features
- NO CHAIN
- Modern Bathroom & Shower Room
- Fabulous Open Plan Living & Mezzanine
- Leasehold 999 years Ground Rent £150 per annum
- Annual Service Charge of £3100
- Under Croft Parking & Store
- Council Tax Band D, EPC Rating D



21 BIRCH LANDING

APPROXIMATE GROSS INTERNAL AREA = 112.4 SQ M / 1210 SQ FT
(EXCLUDING UNDER CROFT PARKING)

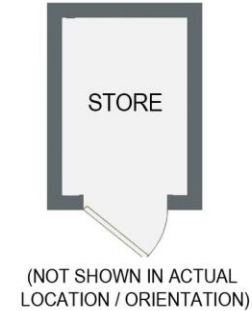


FIRST FLOOR
23.1 SQ M / 249 SQ FT



SECOND FLOOR
66.6 SQ M / 717 SQ FT

[Dashed box] = REDUCED HEADROOM BELOW 1.5M / 5'0



THIRD FLOOR
22.7 SQ M / 244 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868