











## 5 College Street

Broomhall • Sheffield • S10 2PH

Asking Price £395,000

Within walking distance of the Botanical Gardens and ideally located for the Hallamshire hospital and Sheffield University is a 3 double bedroom Victorian terraced property. Spacious, light and airy accommodation arranged over 4 levels, providing flexible living space and a private rear courtyard garden. Benefits from partial double glazing and combination gas central heating. Freehold with no onward chain. The ground floor features a generously proportioned bay fronted, cosy lounge presented in warm neutral tones, complemented by a feature fireplace with open coal effect gas fire and wooden sash window. A modern dining kitchen is fitted with a matching range of gloss units, contrasting worktop and integrated appliances including a fridge, freezer, dishwasher, induction hob, oven/grill and extractor. Finished with Karndean flooring and providing space for a dining table. From the hallway steps descend to a lower ground level featuring tanked cellar spaces and fully equipped utility room with rear door access direct to courtyard. The first floor comprises two generously proportioned double bedrooms presented in fresh, bright décor with carpet, with the front facing bedroom having a partially tiled ensuite bathroom. Stairs rise to the second floor creating a further double bedroom with a Velux window and providing access to the eaves, complete with separate shower room. Externally, there is a private, secluded courtyard garden designed with dry stone walling, grey slate and attractive planting. College Street is situated opposite the Hallamshire Hospital and is just a short walk away from the Botanical Gardens. A popular location with great transport links and reputable schools close by.







- Victorian Terraced Property
- 3 Double Bedrooms & 2 Bathrooms
- Arranged Over 4 Levels
- Light & Airy Accommodation
- Modern Dining Kitchen with Integrated Appliances
- Ideal Location for Hospitals & Universities
- Walking Distance of Botanical Gardens
- Private Rear Courtyard Garden
- Leasehold 731 years from Sept 1926 £3pa

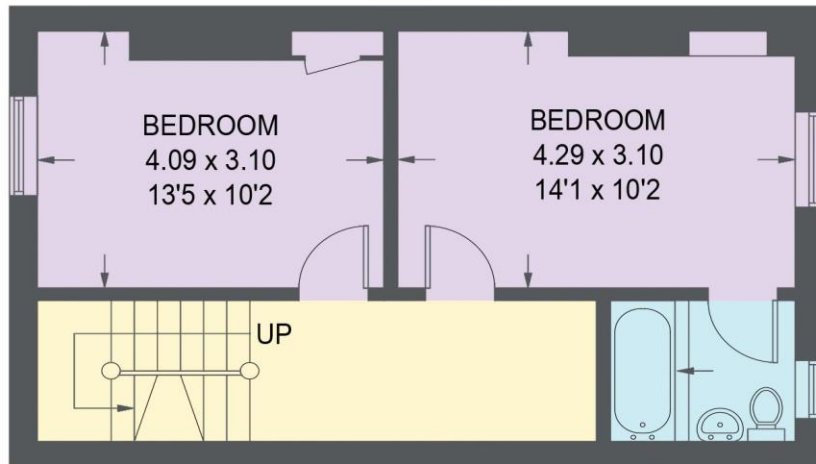




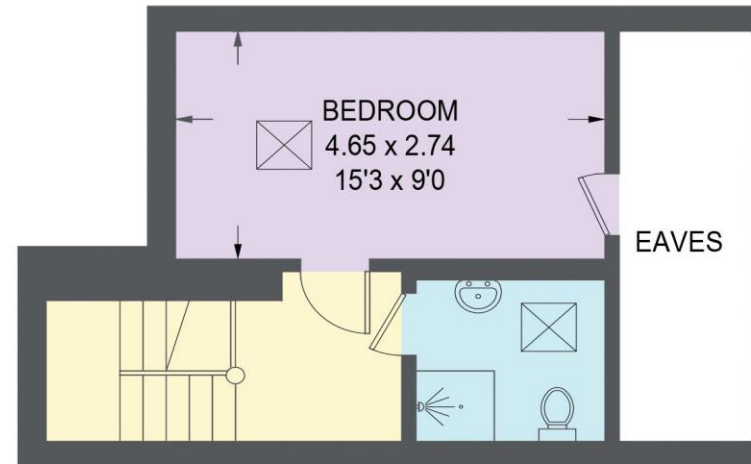


# 5 COLLEGE STREET

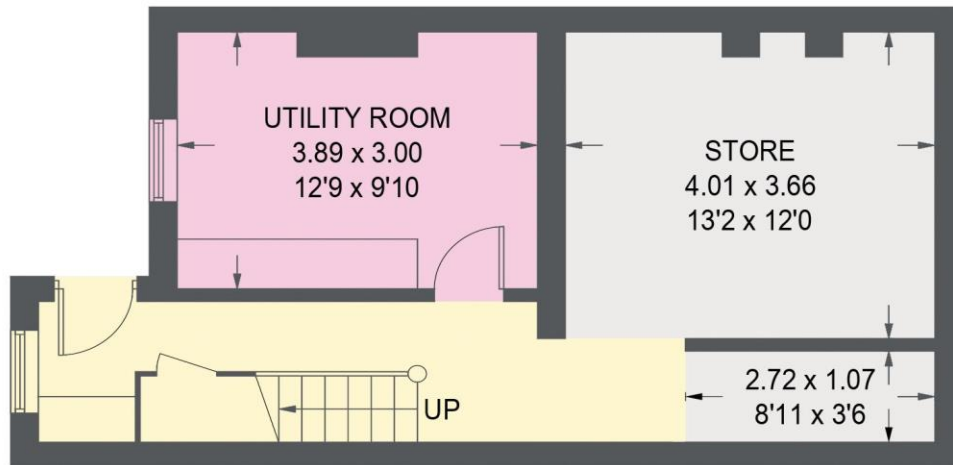
APPROXIMATE GROSS INTERNAL AREA = 154.6 SQ M / 1664 SQ FT (INCLUDING CELLAR / EXCLUDING EAVES)



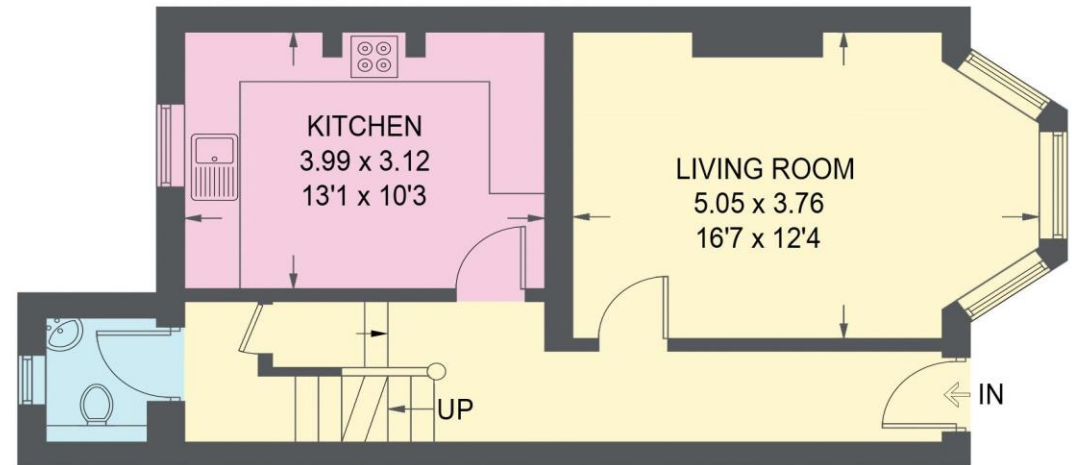
**FIRST FLOOR = 40.6 SQ M / 437 SQ FT**



**SECOND FLOOR = 25.4 SQ M / 273 SQ FT  
(EXCLUDING EAVES)**



**CELLAR = 43.3 SQ M / 466 SQ FT**



**GROUND FLOOR = 45.3 SQ M / 488 SQ FT**

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





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