







54 Hyde Park Terrace

Hyde Park • Sheffield • S2 5LW

Guide Price £120,000 - £130,000

A unique 3 double bedroom duplex apartment offering fabulous far reaching city views. Arranged over 4 levels, originally built in the 1960's alongside the iconic Park Hill Flats, and later refurbished to create light and airy, generously proportioned living accommodation. Measures an impressive 1135 sq.ft. Benefits from its own garden with storage, communal gardens, and on-street car parking. Benefits from communal heating (with an option to disconnect) and partial double glazing. No chain. A private entrance on ground level enters into the recently installed dining kitchen, fitted with a range of matching units, contrasting worktops and freestanding appliances which are included within the sale. There is ample space for a breakfast table. Also on this level is a separate WC and spacious rear facing double bedroom. Stairs lead to a fabulous open plan, flexible living area, filled with natural light, courtesy of generous windows, framing panoramic far-reaching views over the city centre. An alternative first floor front entrance provides a generous lobby, with space for cloakroom and storage. The top level comprises of two good sized doubled bedrooms both offering fitted wardrobe storage and the larger room is complemented by a single balcony overlooking the garden. The bathroom is equipped with a 3-piece white suite, overhead electric shower, glass screen and, houses the water tank. Externally to the rear of the property is a private, enclosed outdoor space, offering somewhere to dine or sit and relax, complemented by colourful planting and garden shed. Hyde Park Terrace is well-placed for local shops and amenities, schools, parks, colleges, the tram and access to the city centre, hospitals, Sheffield Hallam University, train station, Meadowhall and the motorway. The service charge is currently £215.65 pcm, which could reduce to £81.77pcm, if preferred to disconnect from District Heating system.





- Unique Duplex Apartment in Hyde Park, S2
- 3 Double Bedrooms
- Stunning Far Reaching City Views
- Spacious with an Impressive 1135 sqft
- Close to Park Hill Development & City Centre

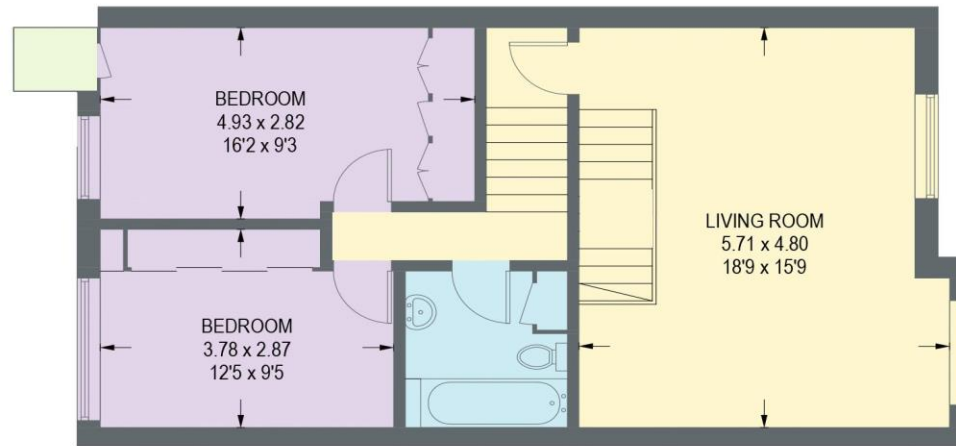
- Own Garden with Storage
- On Street Parking & Communal Gardens
- Lease is for 125 years from 15 March 2004
- Service Charge £215.65 pcm Includes District Heating
- Council Tax Band A, EPC Rating C



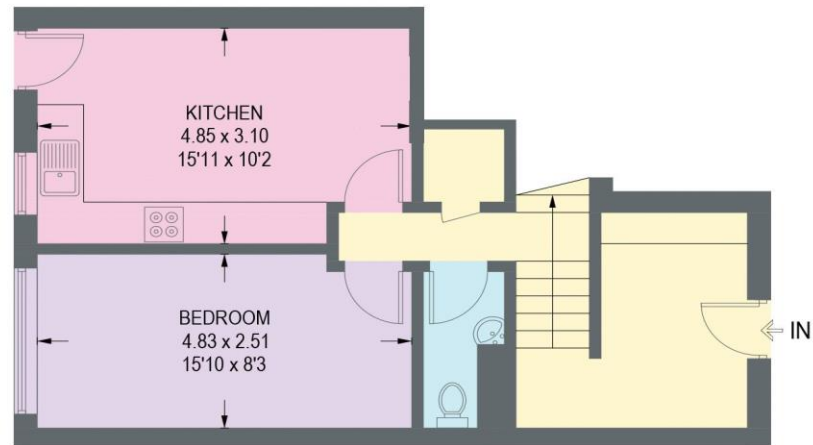


54 HYDE PARK TERRACE

APPROXIMATE GROSS INTERNAL AREA = 105.4 SQ M / 1135 SQ FT



62.6 SQ M / 674 SQ FT



42.8 SQ M / 461 SQ FT

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



haus

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

0114 276 8868