







22 Tapton Mount Close

Broomhill • Sheffield • S10 5DJ

Guide Price £230,000 - £240,000

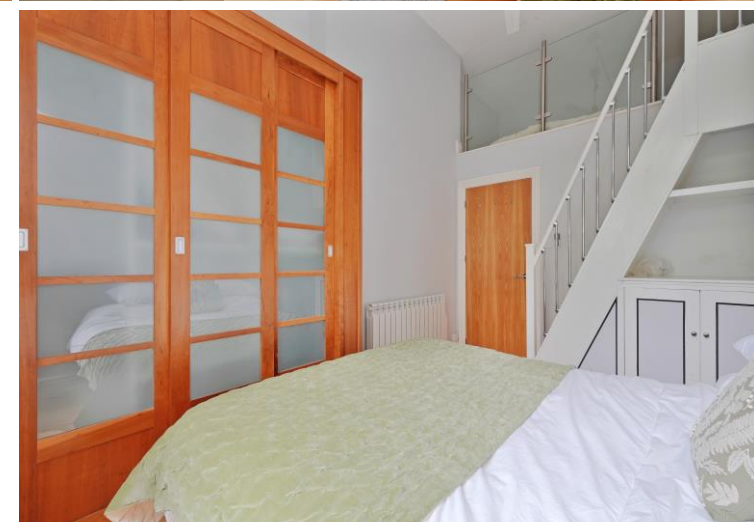
A superb 2 double bedroom first floor apartment set within this sought after development, in Broomhill, S10. The property forms part of a beautiful Grade 2 listed converted school, retaining many original features and character. Features electric heating, double glazed wooden sash windows, communal gardens, allocated resident and additional visitor parking. No onward chain. The property enters through a communal foyer and grand staircase leading to a private entrance on the first floor. The inner hallway is generous in size providing useful cloakroom space. An impressive open plan living area features high ceilings and period, focal wooden sash windows, creating a fresh, light and airy space, flooded with natural light and providing built in storage above the kitchen. An adjoining kitchen is fitted with a range of maple units, incorporating integrated Whirlpool oven, electric hob and downlights. Leading from the living area is the larger double bedroom complemented by ensuite bathroom and open stairs rising to an occasional mezzanine level, designed with glass and stainless balustrade. A second double bedroom also provides paddle stairs to a versatile mezzanine area, making full use of the high ceilings, alongside a separate shower room. Tapton Mount is surrounded by communal gardens, providing allocated resident and visitor parking. Tapton Mount Close is a popular development enjoying excellent amenities within walking distance, including shops, restaurants and bars within Broomhill. Close to reputable schools, parks and recreational facilities, with regular public transport providing access to the city centre, hospitals, universities and the Peak District.





- Spacious First Floor Apartment in S10
- Stunning Grade 2 Listed Building
- 2 Double Bedrooms & 2 Bathrooms
- Fabulous Open Plan Living/Dining Room
- Mezzanine Occasional Space

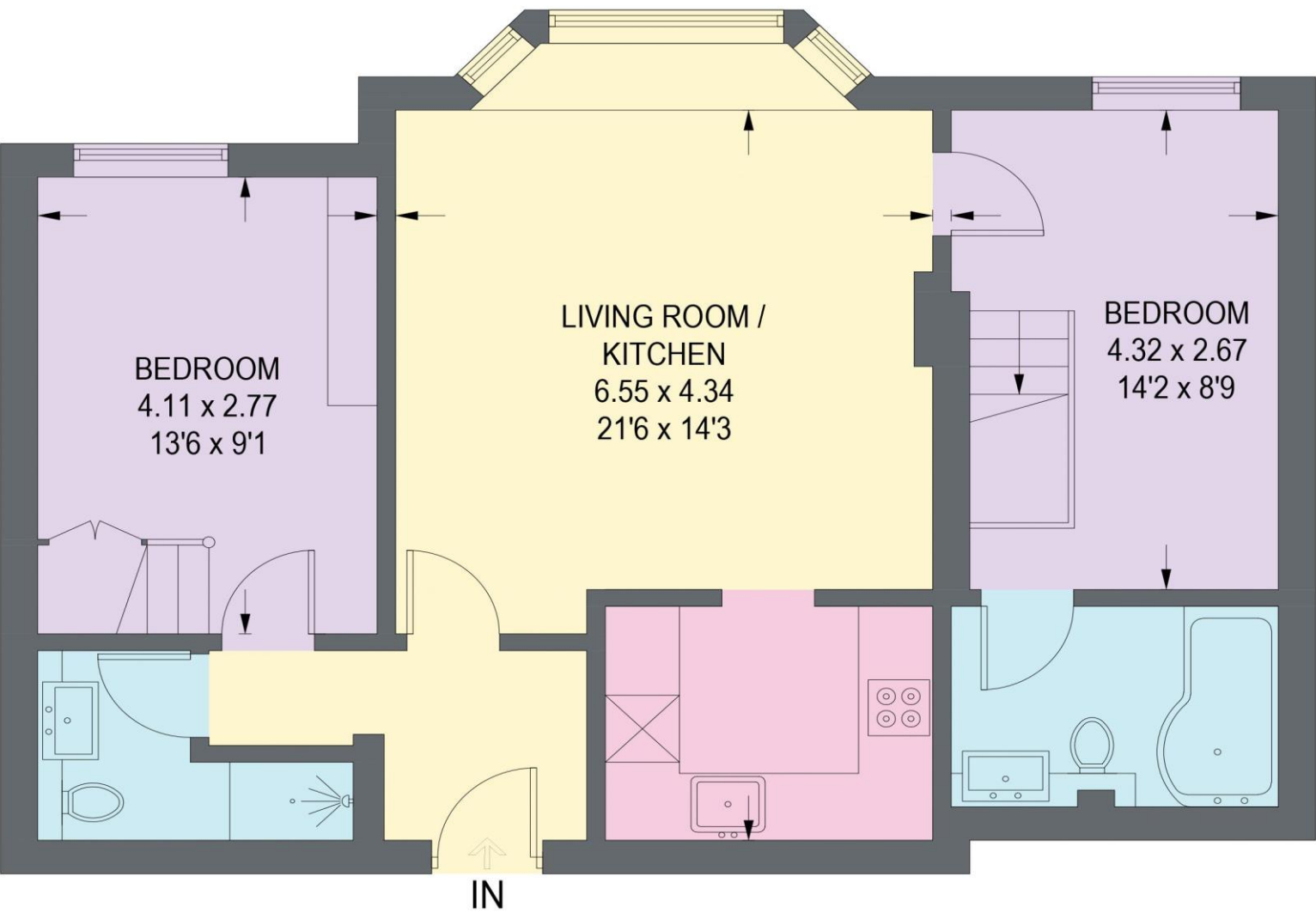
- Well Maintained Communal Gardens
- Allocated & Visitor Parking
- Lease 125 years from March 1997 £50 pa
- Service Charge £2545 - Horizon Management
- Council Tax Band D, EPC Rating E





22 TAPTON MOUNT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 63.4 SQ M / 682 SQ FT



PARKING SPOT

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242324)

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.



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