



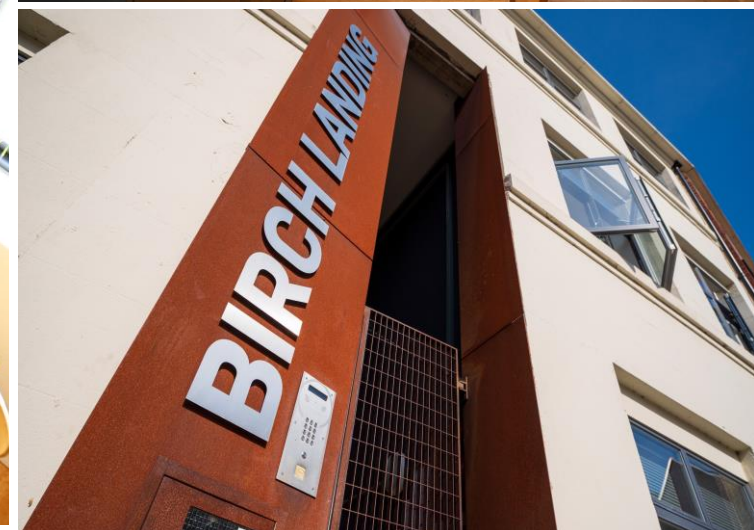


17 Birch Landing

Horseman Square • Sheffield • S3 8FF

£270,000t to £280,000

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. 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 store cupboard and spacious double bedroom and separate stylish en-suite shower room which boasts riverside views. 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, slate grey base units and contrasting granite worktops. Integrated appliances include a 4 ring electric hob, oven, dishwasher, fridge and freezer. There is an island with breakfast bar. Open wooden stairs provide access from the kitchen to a mezzanine area offering flexible living space/ study area/bedroom with 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
- Modern Bathroom & Shower Room
- Fabulous Open Plan Living & Mezzanine
- Sought After Development
- Situated in Kelham Island
- Under Croft Parking & Store
- Leasehold 999 Years Ground Rent £100 p.a Service Charge £2000 p.a



17 BIRCH LANDING

APPROXIMATE GROSS INTERNAL AREA = 77.6 SQ M / 836 SQ FT

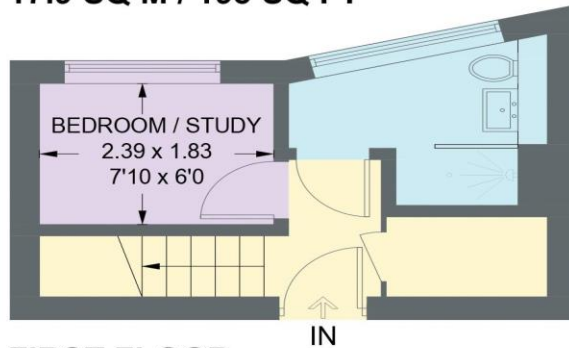
STORE = 4.9 SQ M / 53 SQ FT

TOTAL = 82.5 SQ M / 889 SQ FT

(EXCLUDING UNDER CROFT PARKING SPACE)



THIRD FLOOR
17.9 SQ M / 193 SQ FT



FIRST FLOOR
15.5 SQ M / 167 SQ FT



SECOND FLOOR
44.2 SQ M / 476 SQ FT



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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.