











## 33 Fairfield Heights

274 Fulwood Road • Sheffield • S10 3BN

Asking Price £185,000

Located in a popular and convenient area, this well-presented third-floor, two-bedroom apartment forms part of the sought-after Fairfield Heights development on Fulwood Road, S10. The property is just a short walk from Broomhill, which offers a wide range of shops, cafés, and bars. The apartment benefits from lift access, an allocated parking space, and communal courtyard, and is offered for sale with no onward chain. The private entrance to the apartment opens into an inner hallway providing generous built-in storage, ideal for everyday essentials. The accommodation includes a bright and spacious open-plan living and dining area, offering a comfortable and versatile space for modern living. The fitted kitchen is designed with a good range of matching units, contrasting worktops, an integrated oven, and a gas hob. There are two well-proportioned bedrooms, both enjoying plenty of natural light, with the larger bedroom featuring a full-length built-in wardrobe. The property is completed by a modern bathroom, finished to a good standard. The property is ideally located for local amenities, public transport links, Sheffield Teaching Hospitals, and the University of Sheffield, making it an excellent choice for professionals, investors, or first-time buyers.









- Third Floor Apartment in S10
- Popular, Convenient Location in Broomhill
- 2 Double Bedrooms
- Lift Access
- Communal Courtyard

- Allocated Parking Space
- Lease 125 years from 01/011997 Ground Rent £75
- Service Charge Approx £1100 RDB Estates
- NO CHAIN
- Council Tax Band D, EPC Rating C



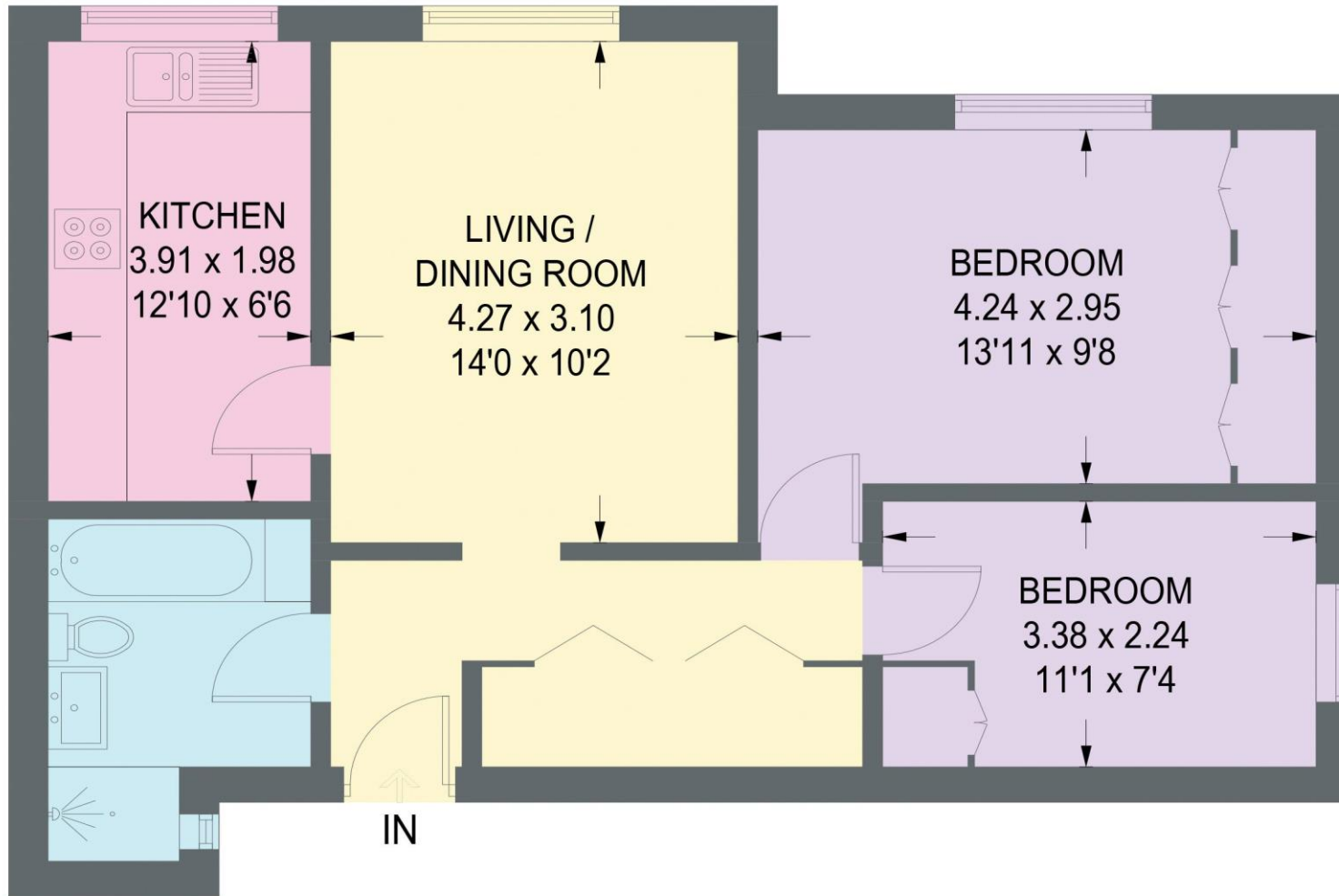






## 33 FAIRFIELD HEIGHTS, 274 FULWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 57.0 SQ M / 613 SQ FT  
(EXCLUDING ALLOCATED PARKING SPACE)



**THIRD FLOOR**

(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.





haus

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