

FREEHOLD



House - Semi-Detached

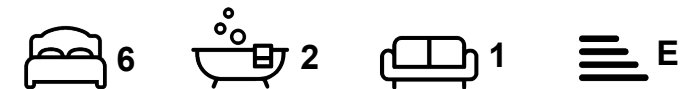
BROCCO BANK, SHEFFIELD, S11

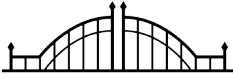
Asking price

£375,000

FEATURES

- Prestigious Location - Situated on Brocco Bank, just moments from the vibrant cafés, restaurants and boutique shops of Sharrow Vale and Ecclesall Road.
- Lifestyle on the Doorstep - With Sheffield Botanical Gardens, Endcliffe Park, and the Peak District nearby, these homes offer an unrivalled balance of city life and outdoor adventure.




HIGHGATES
SALES & LETTINGS

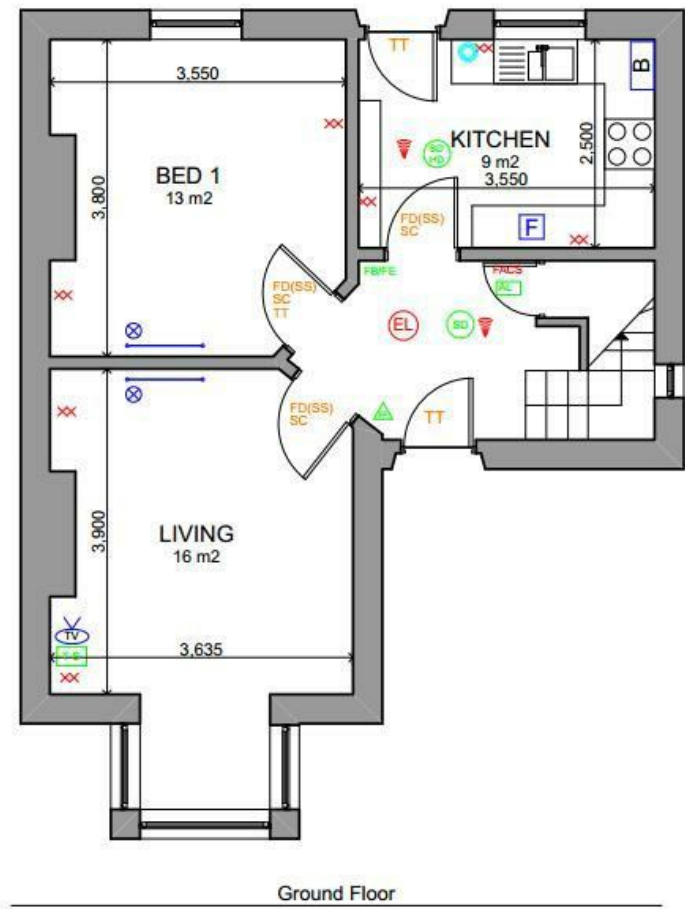
6 Bedroom House - Semi-Detached located in Sheffield

Two Substantial 6-Bedroom Homes – Available Individually or as a Pair

An extremely rare opportunity to purchase one, or both, of these superbly maintained six-bedroom properties in one of Sheffield’s most desirable locations. Positioned side-by-side on Brocco Bank, these homes are just moments from the vibrant independent cafés, restaurants, and shops of Sharrow Vale Road and the ever-popular Ecclesall Road. With Botanical Gardens and Endcliffe Park on your doorstep, and the Peak District a short drive away, the lifestyle on offer here is hard to beat.

The properties are also ideally placed for the city’s leading private schools, both universities, and within walking distance of Broomhill. For those who enjoy sport and leisure, Hallamshire Tennis & Squash Club is just around the corner.

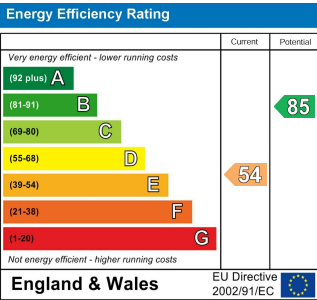
Both 42 and 44 Brocco Bank are substantial stone-fronted houses with front and rear gardens, in excellent condition throughout. They have been meticulously maintained by the current owner and are offered in turnkey condition, with both already set up as licensed HMO student properties (42 with a licence valid until April 2027, and 44 with a renewal application in progress).



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Council Tax Band
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

