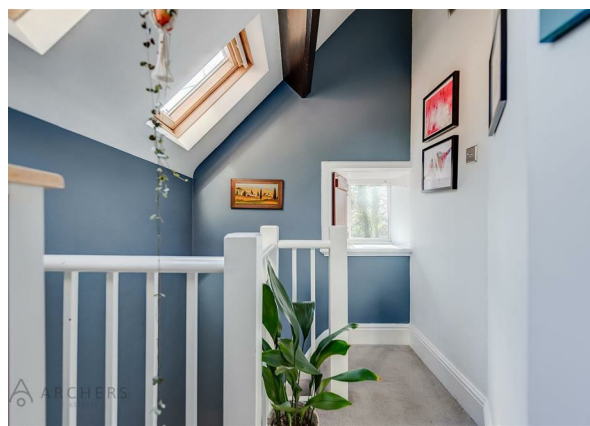
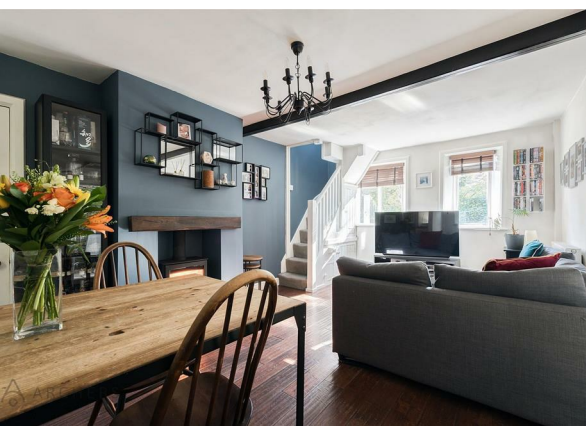


Tapton Holt Lodge, 142 Manchester Road, Broomhill, Sheffield, S10 5DL
£325,000

ARCHERS
ESTATES



Tapton Holt Lodge, 142 Manchester Road, Broomhill, Sheffield, S10 5DL

£325,000

Council Tax Band: C

A stunning two double bedroom detached former Gatehouse, which has been modernised throughout yet retains many original features. Perfect for first time buyers, landlords or downsizers, this stylish home is bursting with charm and character from the moment you walk through the door and is located close to regular bus routes giving easy access to the universities, hospitals and city centre. The property is also situated within close proximity to shops, cafes and amenities in Broomhill and Crosspool. With highlights including contemporary styling throughout, a shaker style kitchen, a log burner, off road parking, an enclosed patio to the rear and original beams to the ceilings. With gas central heating and double glazing throughout, the property in brief comprises; dining kitchen with shaker style units and a bright and spacious lounge with doors leading to the outside and a staircase rising to the first floor accommodation. To the first floor there is a bright and spacious landing area, two double bedrooms and a bathroom. Outside, there is off road parking to the front whilst to the rear and side there is an enclosed and private patio area which has recently been upgraded with indian stone flags. A viewing is essential to appreciate this wonderful and historic home, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

Dining Kitchen

Access to the property is gained through a front facing solid wood entrance door which leads in to the Dining Kitchen. Enjoying a bright and airy outlook, this spacious and characterful kitchen has a range of shaker style fitted wall and base units with a granite work surface incorporating a Belfast sink with fluted draining board and tiled splashbacks to the walls. There is space within the chimney breast for a range cooker and also space for a fridge freezer, washing machine and tumble dryer. Having tiled flooring, front and side facing double glazed windows bringing much light into the room, a radiator, ample space for a dining table and chairs and original beams to the ceiling. The combi boiler is fitted in this room and a door leads to the Lounge.

Lounge

A spacious, charming and airy living room which has oak flooring, a radiator, three side and two rear facing double glazed windows bringing much light into the room and a feature fireplace with fitted log burner, tiled hearth and a solid oak beam above. There are original beams to the ceiling, a upvc entrance door giving access to the rear patio and a staircase rising to the first floor accommodation with useful storage beneath.

First Floor Landing Area

A staircase ascends from the Lounge and leads to the first floor Landing area, which is bathed in light thanks to two front facing velux windows and a side facing double glazed window. With a high ceiling featuring original oak beams, a radiator, wooden bannister rail and doors leading to all rooms on this level.

Master Bedroom

A good sized master bedroom which has a high ceiling with original oak beams, front facing double glazed window, radiator and two useful storage cupboards.

Bedroom Two

The second bedroom is another good sized double room which has side and rear facing double glazed windows bringing much light into the room, a high ceiling with original oak beams and a radiator.

Bathroom

A bright, stylish nathroom which has a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. There are two rear facing velux windows, tiling to the floor and walls, a chrome towel radiator and a high ceiling with original oak beam.

Outside

To the front of the property is a shared driveway/yard area which has direct gated access to 142a Manchester Road and allocated off road parking. There is a range of shrubs/greenery and access to the side of the building via a secure gate. To the rear, there is a secluded private patio area which is perfect for outside dining/entertaining and has recently been upgraded to include newly fitted indian stone flags.



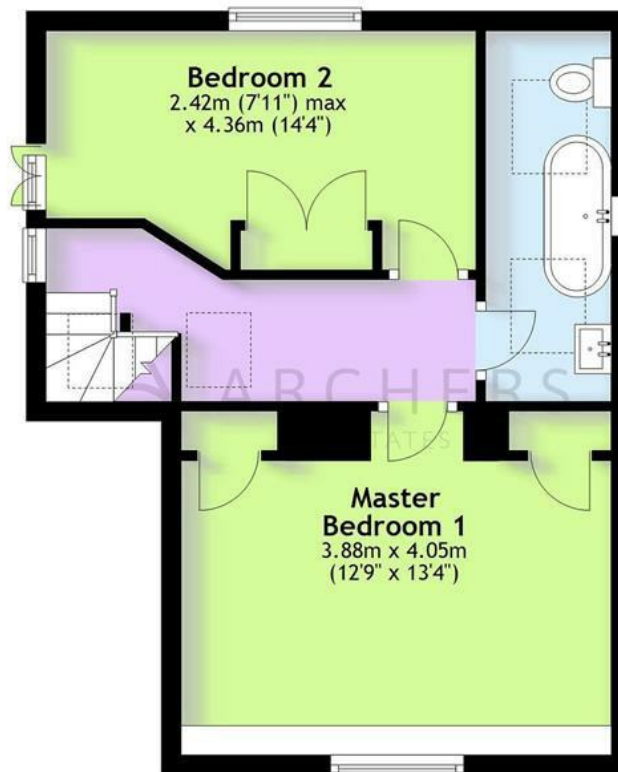
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC