



HAWTHORN TERRACE

1, Hawthorn Terrace, Sheffield, S10 1BT

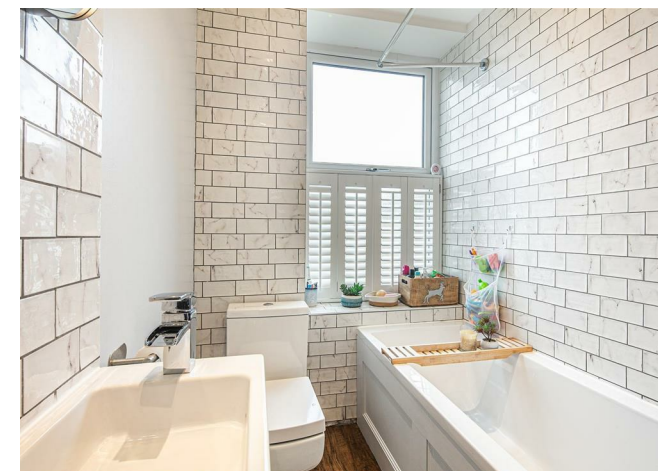
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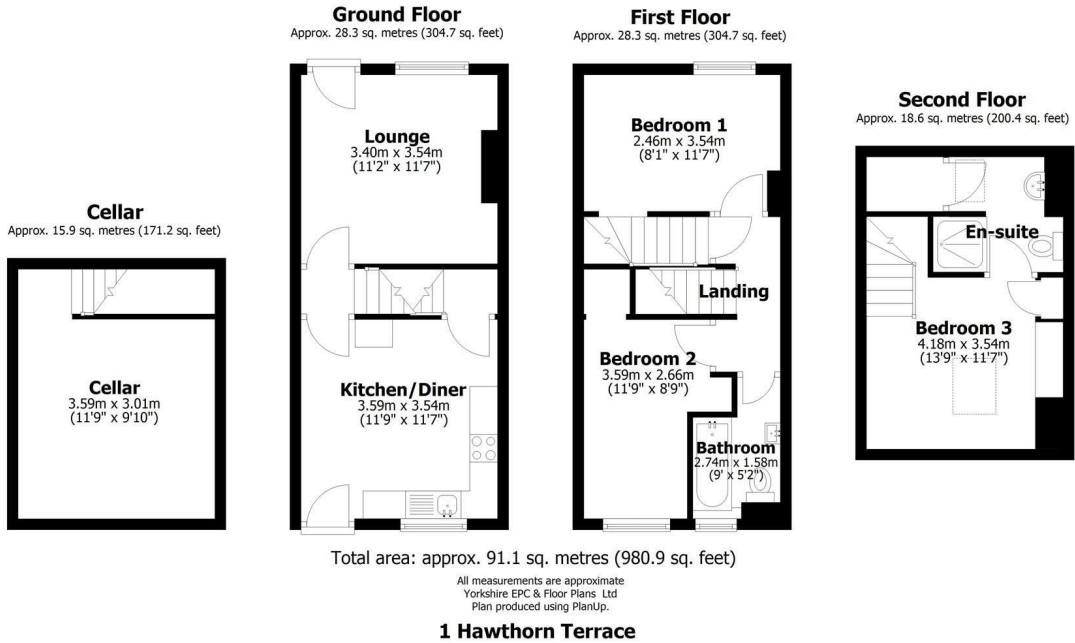
Description

An exceptional three/four bedroom, end of terrace property that forms part of the exclusive 'Hawthorn Terrace'. Unlike the surrounding properties, number 1 is the only one to have off road parking which is invaluable in this very busy area where parking is limited. The location is first class, tucked away towards the top of the hill, away from passing traffic yet conveniently close to everything this established and cosmopolitan area has to offer. Broomhill is a vibrant neighbourhood that is found on the edge of the city centre, close to the main city hospitals and universities making it the perfect place to live for those with either a medical or academic background. The area is also a firm favourite with the family market due to the highly regarded local schooling and the green spaces of The Botanical Gardens, The Ponderosa and Weston Park. This super property has undergone significant improvements in recent years and now offers versatile accommodation of the highest calibre laid out over four floors and a very pleasant feel throughout. The ground floor features a breakfast kitchen and a cosy sitting room, the first floor has two bedrooms and a bathroom, the second floor now boasts a fabulous principal bedroom and an ensuite facility and the converted basement provides a versatile space that could be used as a home office for those who work from home or a fourth bedroom if required. Externally the rear garden provides space for enjoying the warmer months of the year and the block paved driveway at the front is almost unheard of in terraced properties in Broomhill and is a very attractive feature of this home.

- Block paved off road parking for one car and further, communal parking to the side of the house with no permit requirements.
- Excellent location close to hospitals, universities and walking distance from town.
- Quality finish throughout four floors of accommodation.
- Basement conversion providing the owners with a fourth bedroom or home office, perfect for those who spend some of their time working from home.
- Luxurious principal suite on the second floor.
- Private rear garden.
- Cosy sitting room with wood burning stove.
- Breakfast kitchen with modern fitted kitchen and integrated appliances.
- Modern heating system and UPVC double glazing.
- Excellent EPC Rating of 80C, Council Tax Band A, Long leasehold with a 782 year lease from 1886 at an annual ground rent of £8.







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