



14 Tapton Mount Close

Broomhill, Sheffield



Exterior and Gardens

From Tapton Mount Close, a road continues to the rear of the complex.

A Characterful Two
Bedroomed Apartment





14 Tapton Mount Close

Welcome to 14 Tapton Mount Close

Welcome to 14 Tapton Mount Close, a two bedroomed apartment in the heart of a sought-after area. Ideal for a variety of purchasers, this property offers light-filled living spaces with character features, a private parking space and a private entrance door.

Within the apartment, the lounge has a high ceiling with original timber sash windows. A spiral staircase rises to a mezzanine that is currently used as an office and through an opening is a well-appointed kitchen. The large principal bedroom has an en-suite and a mezzanine/storage area and there is also a good-sized secondary bedroom and a shower room. Externally, the property has an allocated parking space for one vehicle. There is also a cellar that is shared amongst other residents.

The property is located within walking distance to the amenities of Broomhill, Fulwood, the Sheffield hospitals and the University of Sheffield. Also close by are some of Sheffield's most popular outdoor spaces, including Weston Park, the Botanical Gardens and Endcliffe Park. Additionally, a short drive away from the apartment takes you to Sheffield's city centre and the Peak District National Park.

The property briefly comprises of on the ground floor:

Entrance vestibule, entrance hallway, lounge, kitchen, office/mezzanine, inner hallway, shower room, bedroom 2, principal bedroom, principal mezzanine and principal en-suite.

Ground Floor

Timber double doors with double glazed panels open to the:

Entrance Vestibule

With a front facing double glazed panel, recessed lighting, deep skirtings and tiled flooring. A timber door opens to a staircase which leads to an emergency fire escape. A timber door opens to the entrance hallway.

Entrance Hallway

Having recessed lighting and timber flooring. Double timber doors open to the lounge and a timber door opens to the inner hallway.

Lounge

26'3 x 20'2 (8.00m x 6.15m)

A light-filled lounge with front and side facing timber glazed sash windows with secondary glazing, pendant light points, electric heaters, deep skirtings and timber flooring. The fitted furniture includes a storage cupboard. An opening gives access to the kitchen.

Kitchen

9'10 x 8'2 (3.00m x 2.50m)

Well-appointed and having recessed lighting, deep skirtings and timber flooring. There are a range of fitted base, wall and drawer units, incorporating a work surface, tiled splash back and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a four ring induction hob, extractor fan, Whirlpool oven/grill, a double under-counter fridge, and there is the provision for a washing machine and a freestanding fridge.

From the lounge, a spiral staircase with an iron handrail rises to the:

Office/Mezzanine

11'5 x 7'3 (3.47m x 2.20m)

With lighting and wrought iron balustrading. The fitted furniture includes a bespoke cabinet with long hanging and shelving.

Inner Hallway

With recessed lighting, deep skirtings and timber flooring. Timber doors open to the shower room, bedroom 2 and principal bedroom. A ladder rises to mezzanine storage.

Mezzanine Storage

9'1 x 5'10 (2.76m x 1.77m)

Providing storage space.



Lounge
26'3 x 20'2 (8.00m x 6.15m)

A light-filled lounge with front and side facing timber glazed sash windows with secondary glazing, pendant light points, electric heaters, deep skirtings and timber flooring. The fitted furniture includes a storage cupboard. An opening gives access to the kitchen.

Office/Mezzanine
11'5 x 7'3 (3.47m x 2.20m)

With lighting and wrought iron balustrading. The fitted furniture includes a bespoke cabinet with long hanging and shelving.

A Large Lounge with High
Ceilings and Sash Windows





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Bedroom 2
12'10 x 8'4 (3.91m x 2.53m)

A double bedroom having front facing timber double glazed sash windows, secondary glazing, flush light point, electric heater and deep skirtings.



Principal Bedroom
14'8 x 12'8 (4.48m x 3.87m)

A large principal bedroom with front and side facing timber double glazed sash windows with secondary glazing, pendant light point, electric heater and deep skirtings. A timber door opens to the en-suite and a ladder rises to the mezzanine.



14 Tapton Mount Close

Located in a Highly Sought-After Area of Sheffield and Close to the Amenities of Broomhill and Fulwood

Shower Room

Having recessed lighting, extractor fan and tiled flooring. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

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Principal Bedroom

14'8 x 12'8 (4.48m x 3.87m)

A large principal bedroom with front and side facing timber double glazed sash windows with secondary glazing, pendant light point, electric heater and deep skirtings. A timber door opens to the en-suite and a ladder rises to the mezzanine.

Principal Mezzanine

12'10 x 5'11 (3.90m x 1.80m)

Providing storage space.

Principal En-Suite

With recessed lighting, an extractor fan and an electric heater. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one wall, there is a panelled bath with traditional chrome taps and to one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

Exterior and Gardens

From Tapton Mount Close, a road continues to the rear of the complex.

The front of the building has two stone steps where access can be gained to the main entrance door of the complex. There is exterior lighting. To one side of the building, access can be gained to the private entrance for number 14 and its allocated parking space.



Principal En-Suite

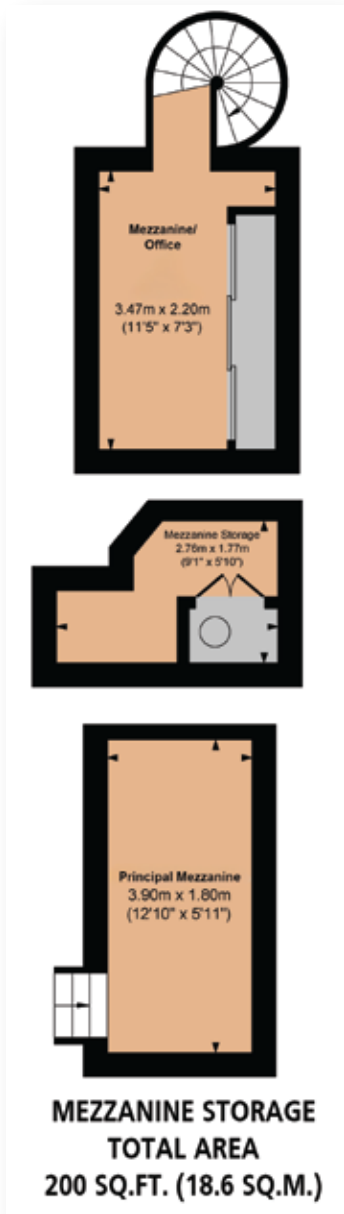
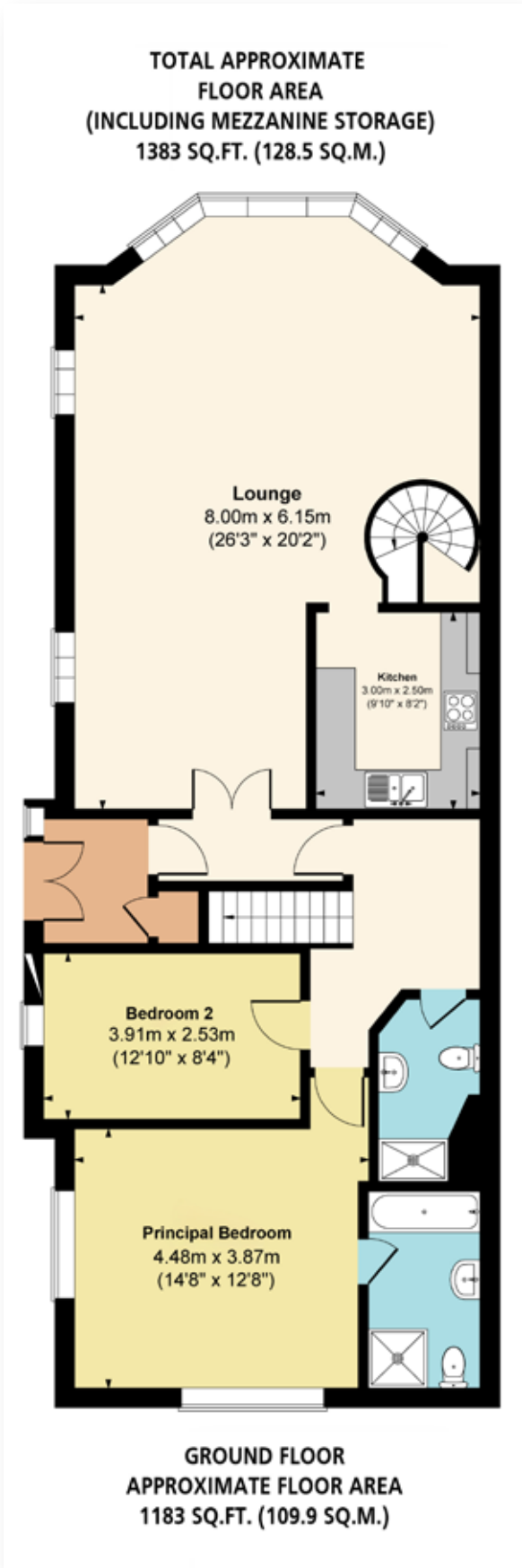
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: The lease term is 99 years. £210 per month service charge, which covers the external gardening and the upkeep of the interior and exterior.

Council Tax Band: E

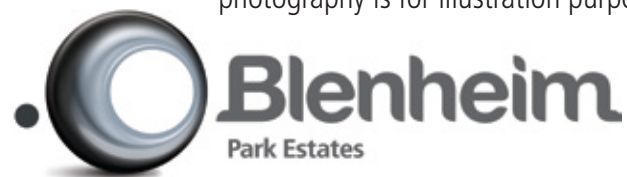
Services: Mains water, mains electric, mains drainage and the property is heated by electric heaters. The broadband is fibre and the mobile phone signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is low.

Tree Preservation Order: Yes, within the apartment buildings' grounds.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



14 Taptan Mount Close

Broomhill, Sheffield

South Yorkshire S10 5DJ

Offers in the Region of £315,000