







## 100 Norwich Pat Midgley Lane

Park Hill • Sheffield • S2 5DY

Asking Price £175,000

An outstanding one-bedroom apartment occupying a prime top-floor position within the iconic Grade II-listed Park Hill development. Designed to maximise light and space, this impressive home showcases many of Park Hill's distinctive architectural features, including exposed concrete walls, full-height glazing, and striking private balconies overlooking the communal grounds. The apartment benefits from electric heating, double glazing, and a fabulous city-centre location. The property is likely to appeal to both owner-occupiers and investors alike. The front door opens into an entrance lobby featuring exposed concrete walls, solid oak flooring, a cloakroom area, and built-in shoe storage. Stairs descend to the living accommodation, with generous under-stairs space ideal for use as a home office or study area. The open-plan kitchen, dining, and living space features striking concrete walls and beams, along with two generous windows overlooking the communal gardens and providing far-reaching views. The kitchen has a fresh, light, and airy feel, fitted with matte white wall and base units, solid plywood worktops, and LED under-counter strip lighting. Fully integrated appliances include a washer/dryer, oven, hob, extractor, and fridge. The rear-facing bedroom overlooks the communal gardens and is enhanced by a stunning south-facing balcony, accessed via patio doors. A useful storage cupboard houses the hot water tank. The bathroom is partially tiled and fitted with a shower, wash basin, WC, and chrome heated towel rail. Externally, residents enjoy access to beautifully maintained communal gardens, with mature trees and established planting creating a surprisingly green and tranquil environment within the city. The ongoing regeneration of Park Hill has helped create a vibrant community atmosphere, with independent bars, cafés, and amenities within the development, alongside a growing selection of local businesses and convenience shopping. Park Hill occupies a highly convenient position on the edge of Sheffield city centre, placing a wealth of amenities, restaurants, shops, theatres, and leisure facilities within easy reach. Sheffield railway station is just a short walk away, providing excellent connections to Manchester, Leeds, Nottingham, and London, while the city's universities and major employers are also readily accessible.





- 1 Bedroom Iconic Top Floor Apartment
- Open Plan Dining, Kitchen & Living Space
- Integrated Kitchen Appliances
- Exposed Concrete Elements
- South Facing Private Balcony
- Landscaped Gardens & Resident Amenities
- Leasehold - 249 years from April 2009
- Resident Parking Available to Rent
- Service Charge £1346.96 pa
- Council Tax Band A, EPC Rating C





# 100 PAT MIDGLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 47.7 SQ M / 513 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale



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