







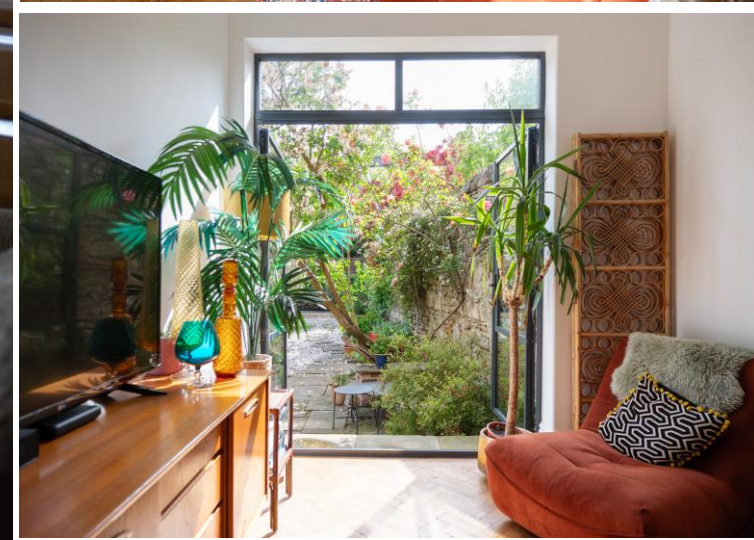
11 Rutland Park

Sheffield • South Yorkshire • S10 2PB

£650,000

Asking Price £650,000 A beautifully renovated four-bedroom, two-bathroom Edwardian townhouse offering versatile family accommodation, arranged over three floors and enjoying a private south-facing garden, driveway and undercroft garage. Positioned in the highly sought-after Rutland Park area, within the heart of the Broomhill Conservation Area, this impressive period property has been fully and thoughtfully renovated, creating a wonderful blend of elegant contemporary interiors, retained period character and modern family convenience. Ideally situated just a stone's throw from the Botanical Gardens, the property also benefits from superb access to the University, major hospitals, excellent transport links and the many amenities of Broomhill and the surrounding area. The welcoming bay-windowed lounge occupies an elevated position to the front of the property and provides a beautiful reception space, combining cosy, sophisticated décor with an original open fireplace and plenty of natural light. To the rear, a versatile snug/dining room features stylish contemporary glazed doors opening directly onto the private south-facing garden. The generous glazing floods the room with natural light while creating a seamless connection between the indoor and outdoor spaces. The room flows into a superb contemporary fitted kitchen, thoughtfully designed for modern family living. Featuring integrated appliances, a central island with informal seating and attractive views over the garden, this is a highly practical and sociable space. There is also excellent potential to further enhance the ground floor by extending to the rear, subject to the necessary planning and building consents, creating an impressive open-plan kitchen, dining and family living space. A staircase provides access to useful cellar/storage accommodation, with a secure internal door leading through to the garage. This area offers valuable additional utility and storage space and is also conveniently accessible from the driveway. The upper floors provide four generously proportioned double bedrooms, offering excellent flexibility for family living, guest accommodation, working from home or hobbies. All four bedrooms have been beautifully presented, with the principal bedroom positioned to the front of the property and offering a calm and inviting retreat. The room benefits from a stylish en-suite shower room. The modern family bathroom has been finished to a high standard and features a bath, separate shower enclosure and sleek contemporary fittings. A separate WC on the first floor provides additional convenience for busy family life. To the rear is a private, fully enclosed south-facing garden, thoughtfully landscaped with mature planting and attractive decorative stone. The low-maintenance design provides an excellent private setting for outdoor dining, entertaining or simply relaxing and enjoying the sunshine. To the front, a private driveway leads to the undercroft garage, providing valuable off-street parking and further storage/utility potential — a particularly desirable feature in this sought-after residential location. Rutland Park and Broomhill are among Sheffield's most desirable residential areas, renowned for their attractive period properties, established surroundings and excellent access to a wide range of amenities. The property is ideally placed for the Botanical Gardens, the University of Sheffield, major hospitals and medical facilities, while Broomhill's cafés, restaurants, shops and everyday amenities are all close by. There are excellent public transport and road links, providing convenient access to Sheffield city centre, surrounding suburbs and the wider region.



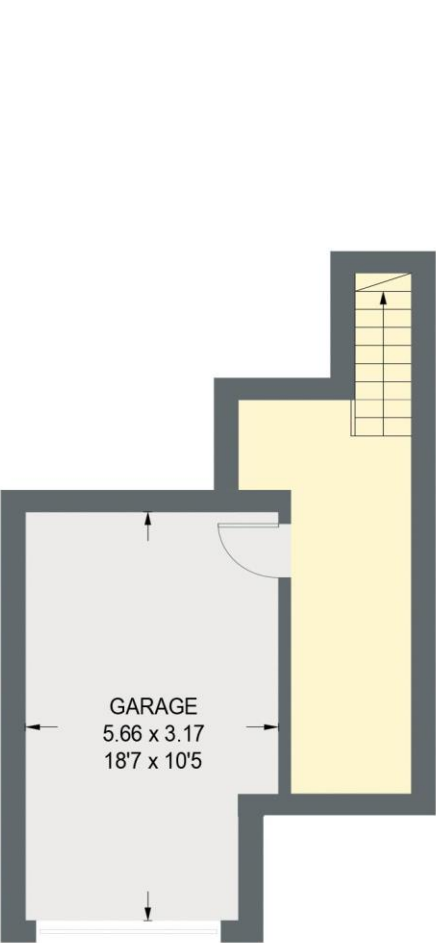


- Beautifully Renovated Edwardian Townhouse
- 4 Bedrooms & 2 Bathrooms
- Period Character & Modern Family Convenience
- Contemporary Kitchen & Bathrooms
- Part of Broomhill Conservation Area
- Stones Throw from Botanical Gardens
- Driveway & Under Croft Garage
- South Facing Rear Garden
- Freehold
- Council Tax Band E, EPC Rating C

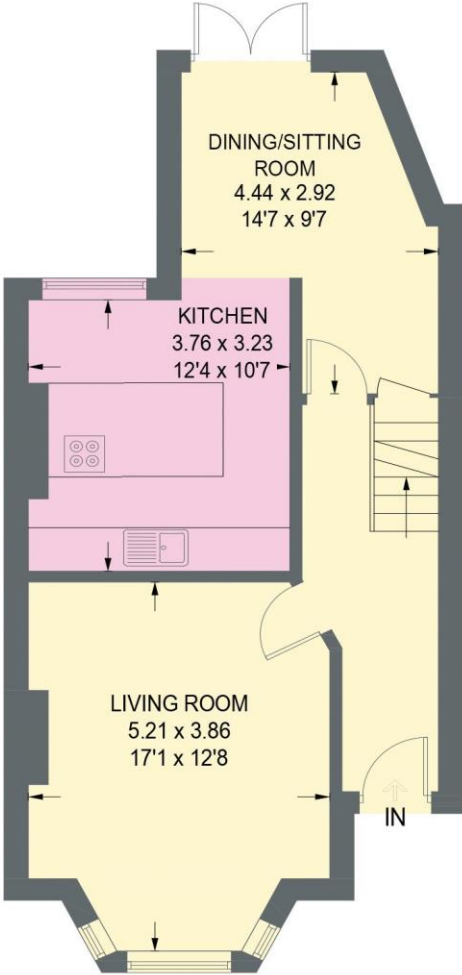


11 RUTLAND PARK

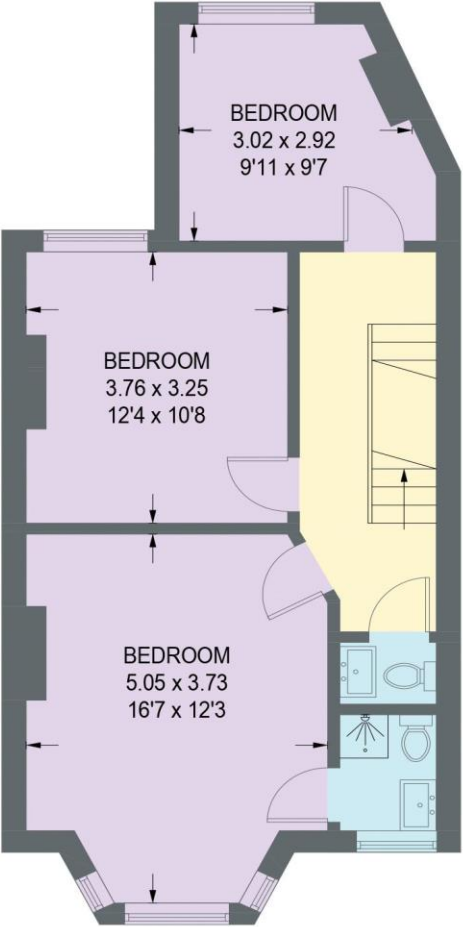
APPROXIMATE GROSS INTERNAL AREA = 175.8 SQ M / 1893 SQ FT
(INCLUDING EAVES / GARAGE)



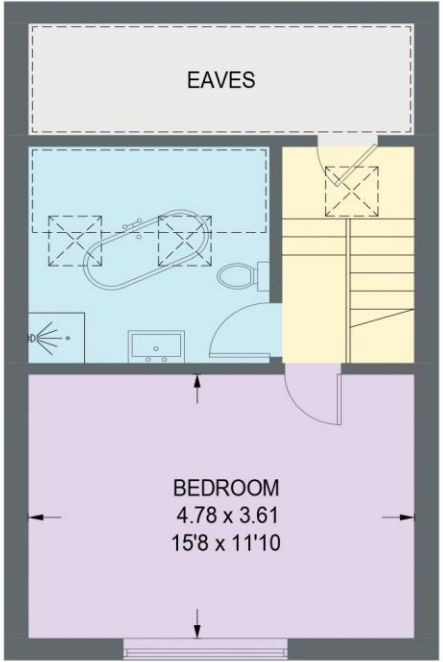
LOWER GROUND FLOOR
28.8 SQ M / 310 SQ FT



GROUND FLOOR
52.5 SQ M / 565 SQ FT



FIRST FLOOR
53.8 SQ M / 579 SQ FT



SECOND FLOOR
40.8 SQ M / 439 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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