





31 Fairfield Heights

274 Fulwood Road • Fulwood • S10 3BN

Asking Price £185,000

This well-presented two-bedroom, second-floor apartment is situated within the popular Fairfield Heights development on Fulwood Road, offering a convenient location just a stone's throw from Broomhill. Ideal for first-time buyers and professionals, particularly those working at Sheffield's universities and hospitals, the property benefits from allocated parking, a private balcony and attractive wraparound communal gardens. Enjoying a private, leafy outlook, the apartment offers well-proportioned accommodation in a desirable residential setting. A secure communal entrance with intercom access provides access to the building, with both stairs and a lift rising to the second floor. The apartment is entered via a private entrance into an inner hallway, which benefits from generous built-in storage, providing useful space for coats, shoes and everyday belongings. The light and airy living room features neutral décor and attractive wooden flooring, creating a welcoming and versatile space. French doors open onto a private balcony, complete with artificial lawn and a glazed balustrade, enjoying a pleasant leafy outlook over the communal gardens. An open-framed window provides a lovely connection through to the kitchen, allowing natural light to flow between the two spaces. The fitted kitchen features a range of wall and base units, complemented by contrasting worktops and tiled splashbacks. Integrated appliances include an oven and gas hob, while there is also space and plumbing for a fridge freezer and washing machine. The kitchen enjoys pleasant views over the communal gardens. The generously sized main bedroom benefits from full-length fitted wardrobes, providing excellent storage, together with a private outlook over the gardens. The second bedroom is a smaller, versatile room, ideal for use as a child's bedroom, home office or occasional guest bedroom. A side-facing window provides natural light, while a built-in storage cupboard adds further practicality. The contemporary bathroom is finished with stylish monochrome tiling and features a modern white suite, including a floating wash hand basin and separate shower enclosure. A heated towel rail completes the room. The property benefits from gas central heating and double glazing. Externally, Fairfield Heights provides allocated residents' parking, while the attractive wraparound communal gardens offer a pleasant green environment for residents to enjoy. Tucked away in a convenient position, the development provides a peaceful setting while remaining well connected to local amenities and transport links. Fairfield Heights is ideally positioned on Fulwood Road, just a stone's throw from the popular suburb of Broomhill, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The property is particularly well suited to first-time buyers and professionals working at Sheffield's universities and hospitals, with convenient access to both. Sheffield city centre is within easy reach, while nearby Ranmoor, Endcliffe and Crookes offer a wealth of additional amenities and green spaces. With its convenient location, private balcony, allocated parking and attractive communal gardens, Fairfield Heights makes an appealing home for a range of buyers.

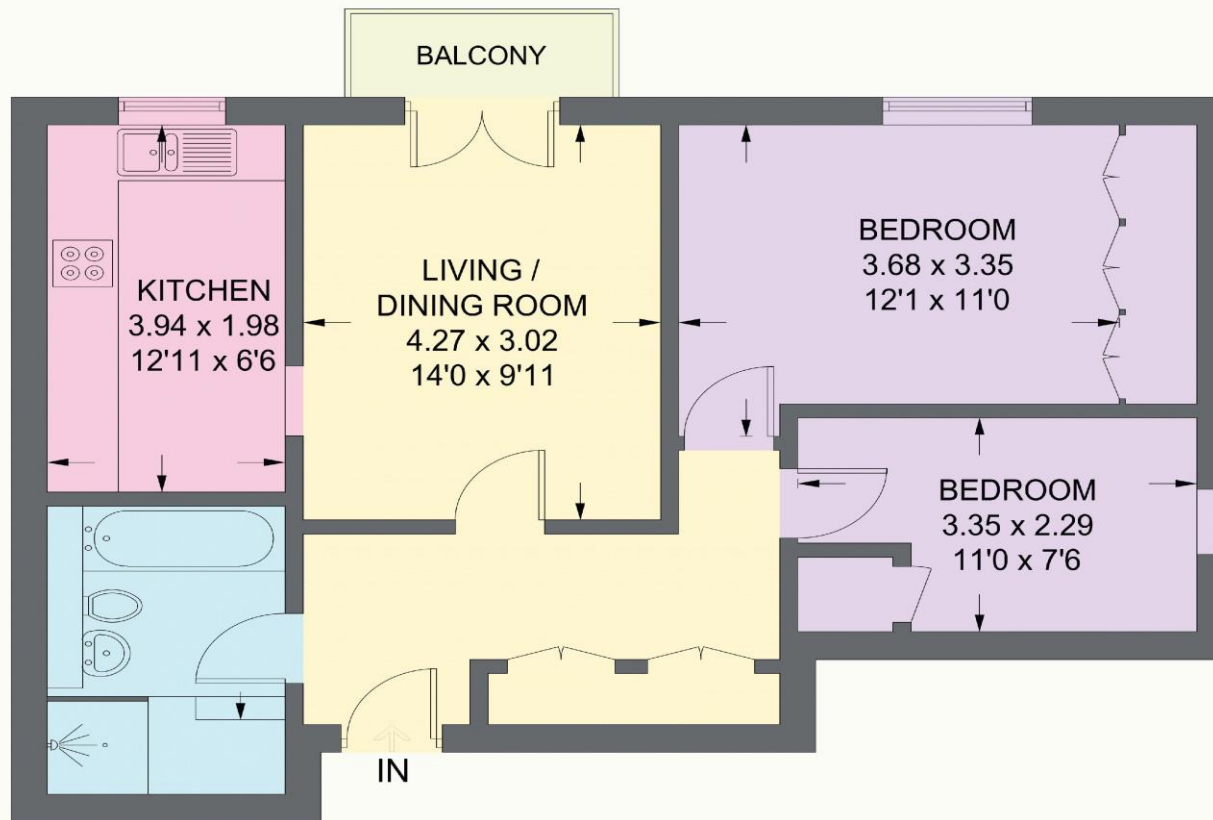
Lease 125 years from 1997 £75pa Service Charge £1013.15pa - RDB Estates



- 2nd Floor Apartment in S10
- 2 Bedrooms & Modern Bathroom
- Light & Airy Accommodation
- Convenient & Popular Location
- Lift Access
- Established Communal Gardens
- Allocated parking
- Service Charge £1013.15pa - RDB Estates
- Lease 125 years from 1997 £75pa
- Council Tax Band D, EPC Rating TBC

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APPROXIMATE GROSS INTERNAL AREA = 60.6 SQ M / 652 SQ FT



SECOND FLOOR

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

(IDMRP2025)

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.