







Apartment 8, Westbourne Manor

17-21 Westbourne Road • Broomhill • S10 2QQ

Guide Price £250,000 - £270,000

Forming part of an impressive converted stone-built manor house, this beautifully presented two-bedroom ground floor apartment effortlessly combines period character with contemporary styling. Situated within the highly sought-after Broomhill Conservation Area in Sheffield, the property enjoys a light and spacious feel throughout, enhanced by high ceilings and double-glazed wooden sash windows in keeping with the building's heritage. The apartment also benefits from its own private ground floor entrance and is available with no onward chain. Accessed via an inner porch, which provides useful space for coats and storage, the property opens into a generous hallway with built-in storage. The heart of the home is the open-plan living, dining and kitchen space, a bright and airy room with large wooden sash windows and high ceilings creating a wonderful sense of space and natural light. The living area offers flexible space for both seating and dining, complemented by neutral décor and wood-effect flooring. The kitchen is fitted with a range of matching units and incorporates integrated appliances including an oven, dishwasher, fridge freezer and electric hob. There are two well-proportioned double bedrooms, both finished in neutral décor with carpeted flooring, with built-in storage to one bedroom. The accommodation is completed by a spacious three-piece bathroom, partially tiled and featuring a separate shower cubicle. Externally, the development benefits from secure gated access to a communal car park with an allocated parking space, a rare and highly desirable feature for this central S10 location. Ideally positioned just a short walk from the vibrant centre of Broomhill, the property enjoys easy access to a variety of independent shops, cafés and restaurants. It is also conveniently located for University of Sheffield and nearby hospitals including Royal Hallamshire Hospital and Sheffield Children's Hospital, making it an excellent choice for professionals, academics or those seeking a well-connected city location.





- Spacious Ground Floor Apartment
- 2 Bedrooms & Modern Bathroom
- Measures an Impressive 856 sq.ft
- Light & Airy Spacious Accommodation
- Superb Open Plan Living Space

- Secure Allocated Parking
- Part of Broomhill Conservation Area
- Lease TBC
- Service Charge TBC
- Council Tax Band A, EPC Rating E





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8 WESTBOURNE MANOR

APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 856 SQ FT

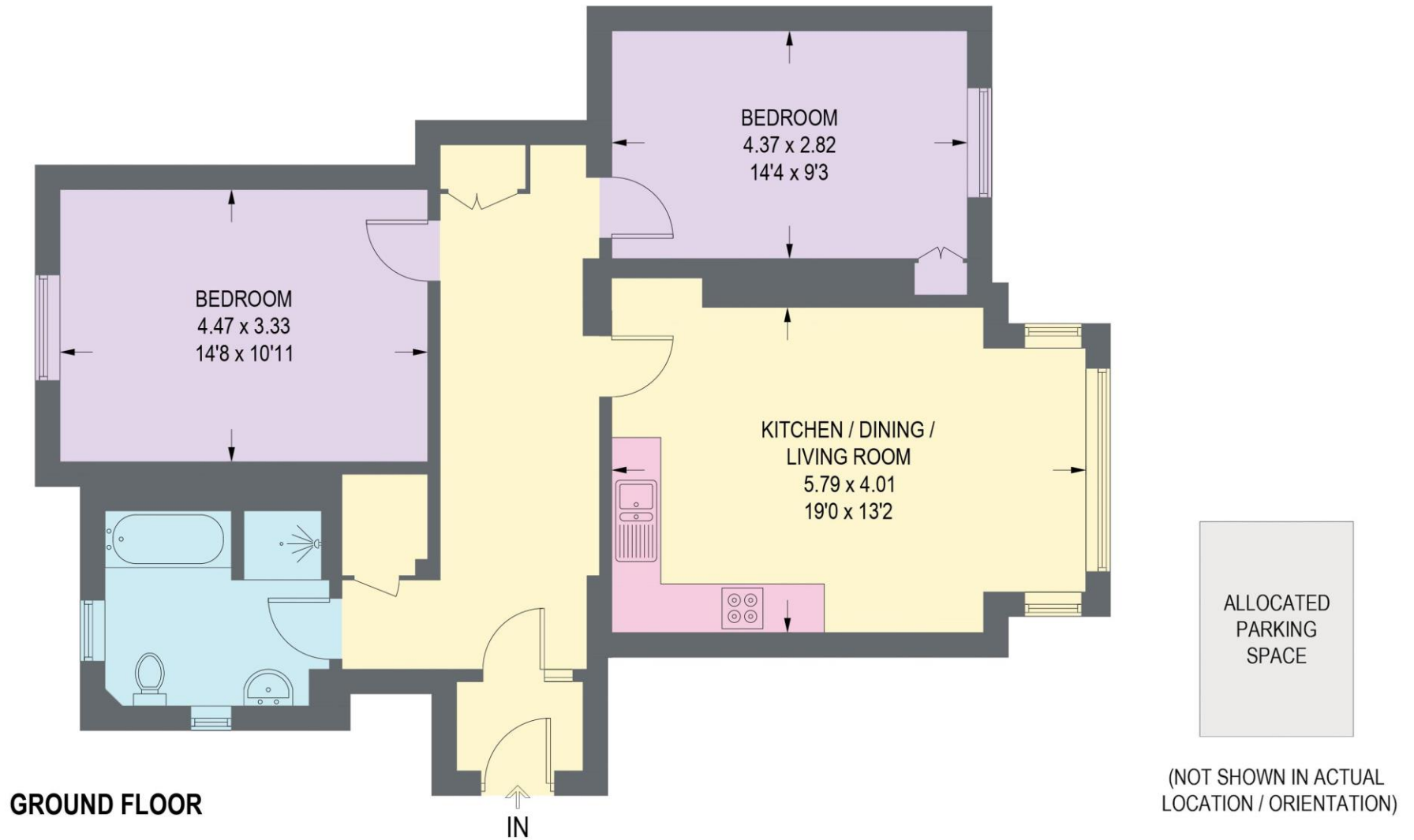


Illustration for identification purposes only,
measurements are approximate, not to scale.



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RESIDENTS PARKING
ONLY
PLEASE PARK
IN YOUR
ALLOCATED BAYS

CAUTION
Automatic
Gate
Closes in 10
seconds

WESTBOURNE
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