







Flat 17 The Warehouse

Wharf Street • Victoria Quays • S2 5SY

Guide Price £240,000 - £245,000

This stunning two-bedroom apartment is set across three floors within a beautifully restored Grade II listed canalside warehouse. Combining character with contemporary living, the property showcases original features including exposed wooden beams, vaulted ceilings and exposed brickwork, creating a truly unique industrial-chic home. Uniquely arranged over three floors, the apartment is one of the largest within the development by square footage, offering an exceptional sense of space rarely found in the building. The sought-after Warehouse development benefits from secure coded entry and lift access, while the apartment enjoys a prime end-of-corridor position, providing additional privacy. The property also comes with the exclusive use of an allocated parking space, which is included within the title. The apartment opens into a welcoming entrance hall with useful space for coats and shoes. On this level is a convenient cloakroom with WC, hand basin and storage. The heart of the home is the impressive open-plan living, dining and kitchen area, where soaring vaulted ceilings, original timber beams and exposed brickwork create a bright and spacious atmosphere. Solid wood flooring runs throughout the living area, enhancing the apartment's character and warmth. The stylish kitchen features solid wooden worktops, white base units, a large central island with breakfast bar, and a range of integrated appliances. The kitchen has also been thoughtfully updated, with the flooring, oven, microwave and fridge all replaced within the last two years. The first floor offers a generous landing, currently arranged as a home office, with Velux windows filling the space with natural light and a contemporary column radiator adding a modern touch. The spacious principal bedroom is bright and inviting, while the luxurious family bathroom is finished to a high standard with full tiling, a walk-in shower and a freestanding bath. The second floor is home to a cosy attic double bedroom, featuring exposed beams, vaulted ceilings, Velux windows and built-in storage, making it a charming and versatile space. The building benefits from Sheffield's District Heating System, meaning heating and hot water costs are included within the service charge, providing both convenience and predictable running costs. Perfectly positioned within Victoria Quays, Sheffield's iconic canalside district, The Warehouse is within easy walking distance of the city centre, Kelham Island and Sheffield Train Station. The area continues to thrive, with several new bars, cafés and independent businesses opening on the quays in recent months, further enhancing its appeal as one of Sheffield's most vibrant waterside neighbourhoods. Residents also benefit from easy access to an excellent selection of restaurants, shops and local amenities.





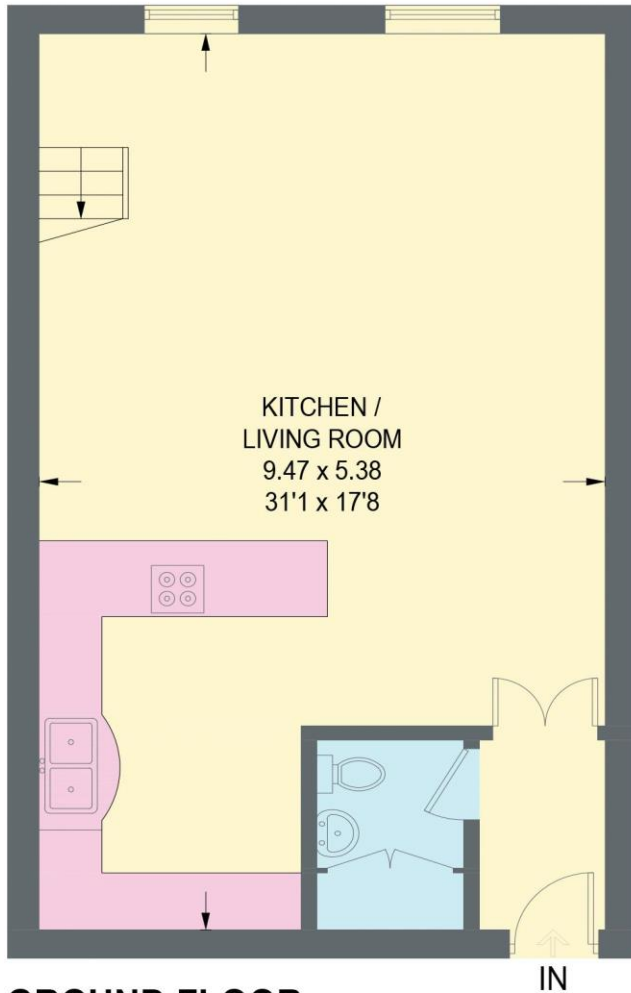
- Canal Side Warehouse Apartment
- Grade 2 Listed
- 2 Bedrooms
- Combining Character & Contemporary Living
- Spacious Accommodation Over 3 Levels
- Located at Victoria Quays, S2
- Allocated Parking Space
- Service Charge £3278.11pa
- Lease 999 from 24/06/1993 Ground Rent £100 P/A
- Council Tax Band D, EPC Rating C



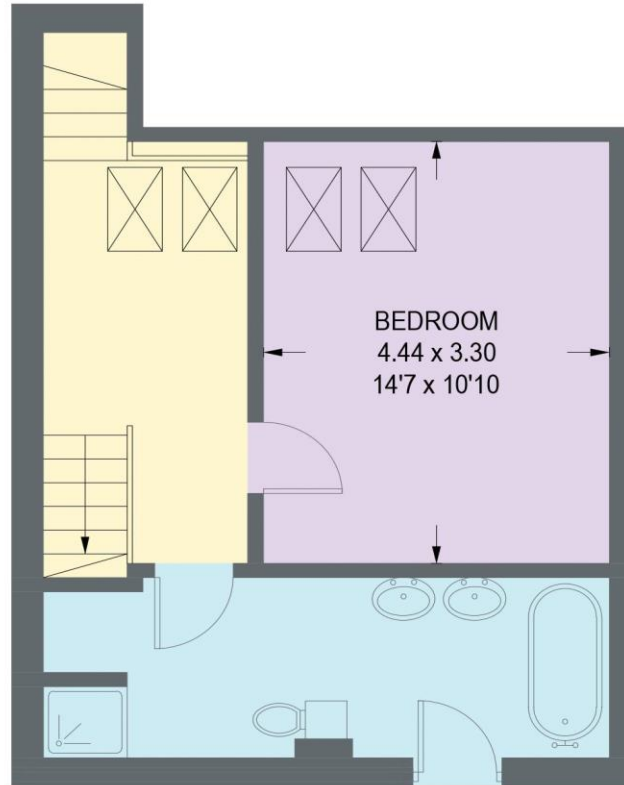


17 THE WAREHOUSE

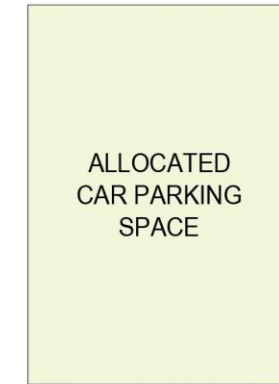
APPROXIMATE GROSS INTERNAL AREA = 108.2 SQ M / 1164 SQ FT
(EXCLUDING ALLOCATED CAR PARKING SPACE)



GROUND FLOOR
51.1 SQ M / 550 SQ FT



FIRST FLOOR
36.1 SQ M / 388 SQ FT



ALLOCATED
CAR PARKING
SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
21 SQ M / 226 SQ FT

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



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