







6 Clarendon Court

Carr Bank Lane • Hangingwater • S11 7FN

Guide Price £180,000 - £200,000

Tucked away at the end of a peaceful no-through road, this top-floor apartment enjoys an enviable position within the highly regarded Clarendon Court development. Offering deceptively spacious accommodation throughout, the property features two double bedrooms, a generous open-plan living space, and an extensive south-facing balcony overlooking beautifully maintained communal gardens with attractive leafy aspects to both the front and rear. The apartment is fully double glazed, benefits from gas central heating, and, whilst well maintained, offers excellent scope for general modernisation, allowing buyers to create a home to their own taste. A secure communal entrance with intercom system leads to the second (top) floor and the apartment's private entrance. The welcoming inner hallway provides useful built-in storage and leads through to the superbly proportioned living room, where full-height windows flood the space with natural light and open directly onto the generous tiled south-facing balcony, creating an ideal space for relaxing or entertaining whilst enjoying the tranquil garden views. The fitted kitchen is positioned to the front of the property and is equipped with an integrated oven and hob, tiled splashbacks, ample storage, and enjoys far-reaching leafy views. There are two well-proportioned double bedrooms. The principal bedroom overlooks the beautifully maintained communal gardens to the rear, while the second double bedroom enjoys an attractive front-facing leafy outlook and benefits from generous built-in storage. A family bathroom completes the accommodation. Externally, the development is surrounded by beautifully maintained communal gardens and offers both resident and visitor parking. A particular feature is the extensive private garage, providing excellent storage and parking for up to two vehicles. Clarendon Court is situated in the highly sought-after Hangingwater area of S11, ideally positioned for the excellent amenities of Ecclesall Road, Banner Cross and Endcliffe. Endcliffe Park and the Porter Valley are within easy walking distance, while Sheffield city centre, the universities, hospitals and the Peak District are all easily accessible, making this an exceptionally convenient and desirable location.





- Top Floor Apartment in S11
- 2 Double Bedrooms
- Spacious Living Area
- Generous Private Balcony
- Private Leafy Outlook
- Resident & Visitor Parking
- Extensive Under Croft Garage
- Service Charge
- Lease TBC
- Council Tax Band C, EPC Rating D

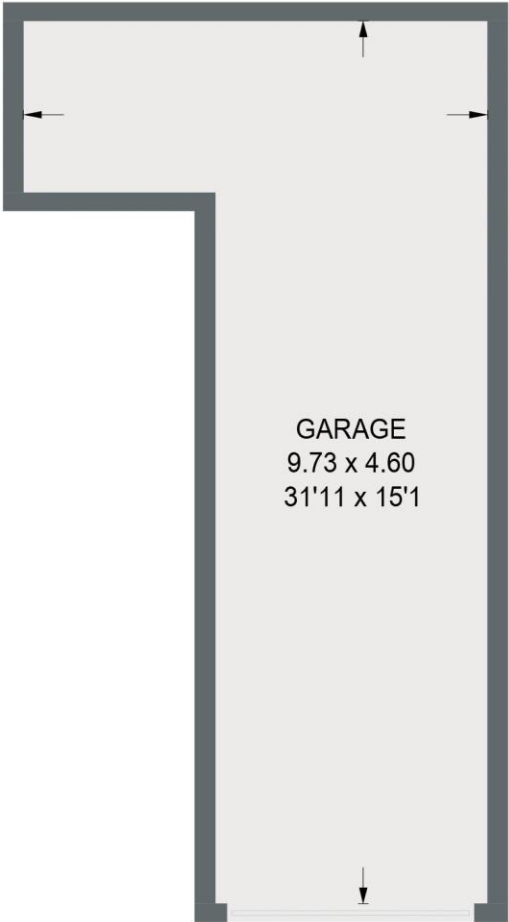


FLAT 6, CLARENDON COURT

APPROXIMATE GROSS INTERNAL AREA = 71.5 SQ M / 770 SQ FT
GARAGE = 29.9 SQ M / 322 SQ FT
TOTAL = 101.4 SQ M / 1092 SQ FT



SECOND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868