







15 Westbourne Manor

Westbourne Road • Broomhill • S10 2QQ

Guide Price £220,000 - £230,000

Forming part of an impressive converted stone-built manor house, this beautifully presented and recently redecorated two-bedroom ground floor garden apartment is situated within the highly sought-after Broomhill Conservation Area of Sheffield. Combining period charm with modern convenience, the property benefits from double-glazed sash wooden windows, an electric boiler, allocated parking, private entrance, and its own enclosed garden, and is offered to the market with no onward chain. Ideally suited to first-time buyers, professionals, and investors alike, the apartment occupies a convenient and well-connected position close to an excellent range of local amenities. Stone steps descend through the communal grounds to both the communal entrance and the apartment's private garden entrance, where French doors open directly into the spacious open-plan living, dining, and kitchen area. Beautifully presented in warm neutral tones, the space offers a welcoming and homely atmosphere with excellent natural light and direct access to the garden, creating an ideal indoor-outdoor flow. The shaker-style kitchen is fitted with a full range of integrated appliances alongside generous storage and workspace, with a useful cupboard housing the electric boiler and water tanks. An inner hallway leads to two spacious double bedrooms, both enjoying generous windows overlooking the garden and offering a peaceful, private outlook. The contemporary bathroom is fitted with a stylish white suite including a separate corner shower cubicle, elegant tiling, and heated towel rail. Externally, the property enjoys access to communal gardens alongside its own attractive enclosed private garden featuring a decorative stone patio, enclosed fencing, and secure gated access directly linking to the apartment, creating a private and secure outdoor retreat. The apartment also benefits from an allocated secure parking space with keypad entry access. Ideally positioned just a short walk from the vibrant centre of Broomhill, the property enjoys easy access to an excellent selection of independent shops, cafés, restaurants, and everyday amenities. It is also conveniently located for the University of Sheffield and nearby hospitals including the Royal Hallamshire Hospital and Sheffield Children's Hospital, making it an excellent choice for professionals, academics, and those seeking a highly desirable city location.





- Spacious Ground Floor Apartment
- 2 Bedrooms & Modern Bathroom
- Superb Open Plan Living Space
- Measuring an Impressive 677 sqft
- Well Maintained Communal Garden

- Private Enclosed Garden
- Part of Broomhill Conservation Area
- Allocated Parking Space
- Ground rent - £100pa
- Council Tax Band B, EPC Rating D





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APPROXIMATE GROSS INTERNAL AREA = 62.9 SQ M / 677.0 SQ FT

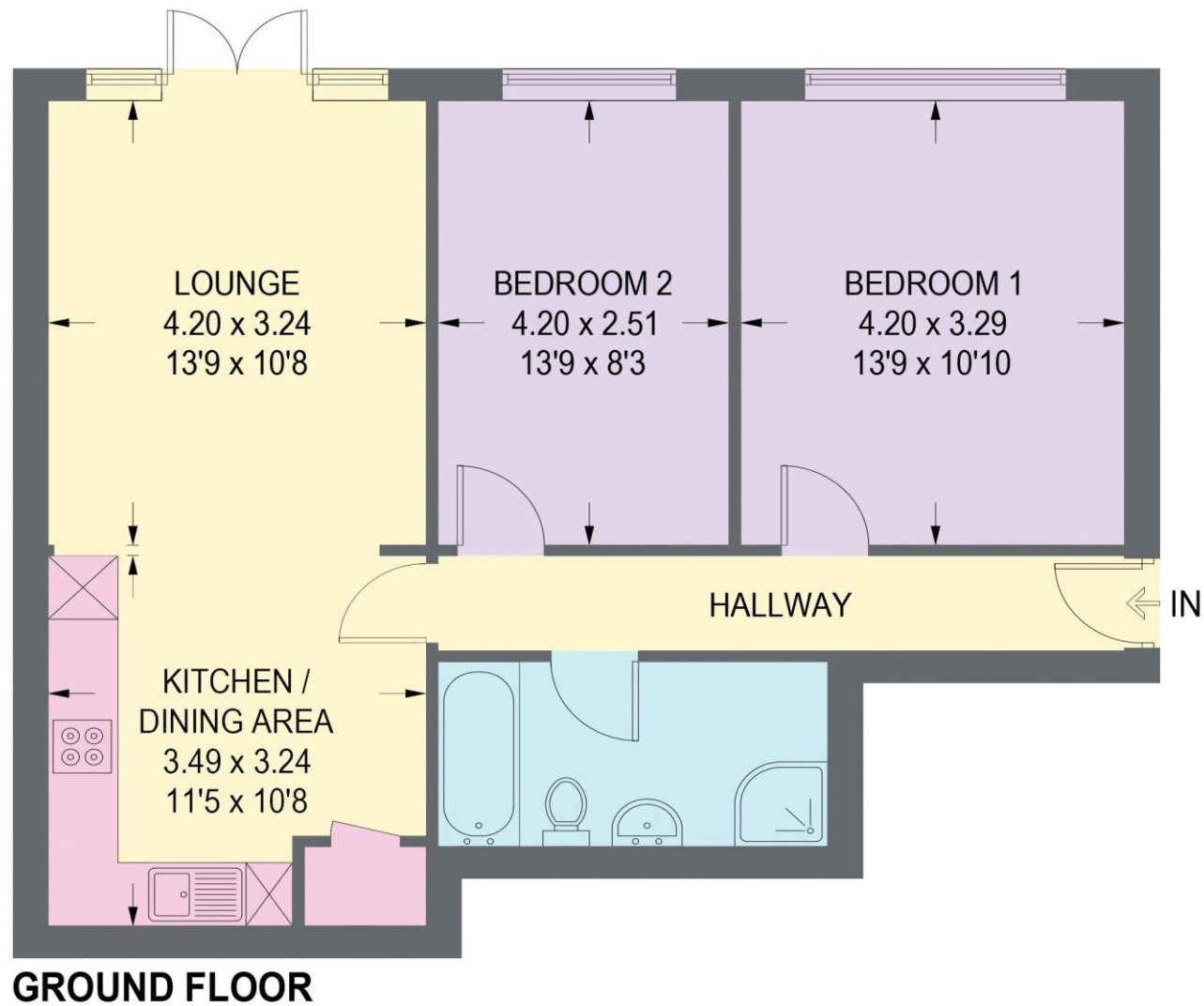


Illustration for identification purposes only,
measurements are approximate, not to scale.



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