







14 Casters Mews

Kelham • Sheffield • S3 8FQ

Offers in the Region Of £325,000

An impressive and distinctive two double bedroom, three-storey home, offering stylish contemporary accommodation with an exceptionally versatile layout and private outdoor space. Designed with modern, sustainable living in mind, this eco-conscious home incorporates a Mechanical Ventilation with Heat Recovery (MVHR) system, helping to provide excellent indoor air quality while recovering heat and improving energy efficiency. Ideal for professionals, first-time buyers or investors, the property combines low-maintenance modern living with thoughtfully designed accommodation arranged across three floors. The ground floor features a welcoming entrance hallway leading to a front-facing double bedroom with its own contemporary en-suite shower room. A private and comfortable space, this room works equally well as a principal bedroom or guest suite. The bedroom benefits from built-in wardrobe storage, while a separate storage cupboard houses the property's hot water tank, providing useful additional storage without compromising the living space. The first floor provides a further generous double bedroom with excellent built-in storage, together with a separate modern shower room, conveniently arranged from the central landing. This flexible level provides excellent additional accommodation for family, guests or those working from home. The entire second floor forms an impressive open-plan living space, with a dual-aspect layout, sloping high ceilings and generous glazing creating a wonderful sense of volume, space and natural light. The stylish living area opens directly onto the private terrace, providing a seamless connection between the indoor and outdoor spaces and an ideal setting for entertaining or relaxing. The sleek contemporary kitchen incorporates integrated appliances, stylish cabinetry and a central island with informal seating, creating a sophisticated yet practical space for everyday living and entertaining. French doors open onto a Juliet balcony, further enhancing the sense of light and openness. Casters Mews enjoys a convenient S3 location, offering an excellent balance of city living, connectivity and local amenities. Sheffield city centre, universities, hospitals and a wide range of cafés, bars, restaurants and shops are all readily accessible, with excellent public transport and road links nearby. The property also provides easy access to parks, green spaces and leisure facilities, making it an appealing location for professionals, first-time buyers and investors seeking stylish, well-connected city living.



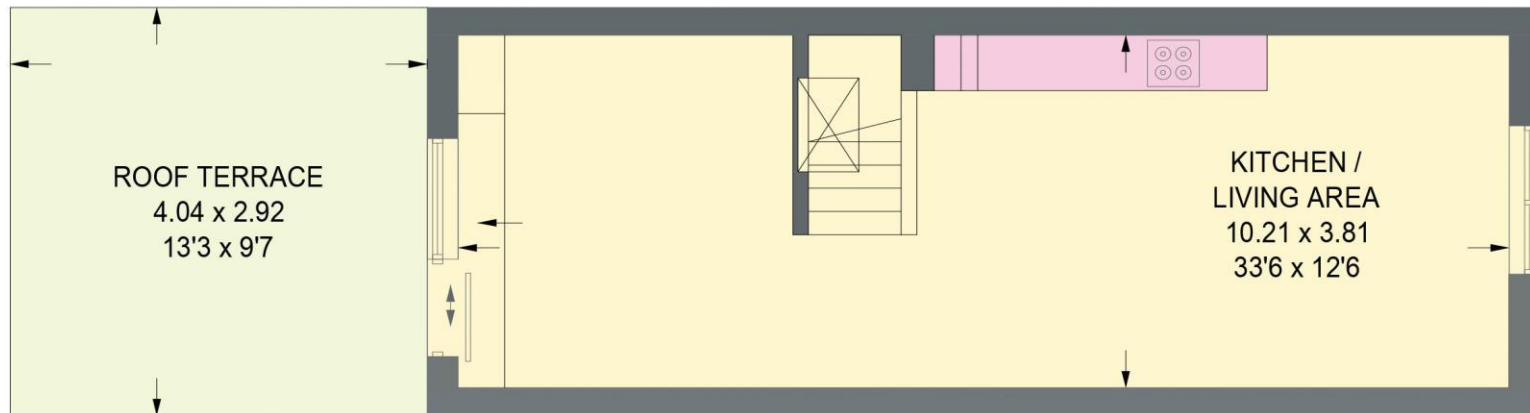


- 3 Storey Townhouse in S3
- 2 Double Bedrooms
- Ensuite Shower Room & Bathroom
- Low-Maintenance Modern Living
- Sustainable, Eco-Conscious Home
- Vibrant, Popular Location
- Private Terrace
- Service charge £220 per quarter
- Lease 999 years from 1.1.2018
- Council Tax Band B, EPC Rating B

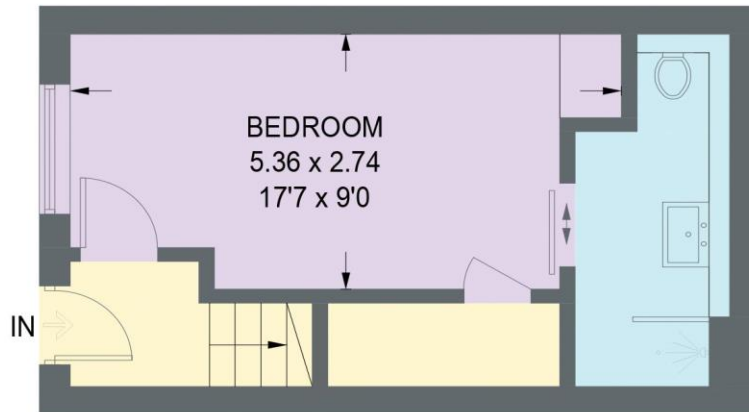


14 CASTERS MEWS

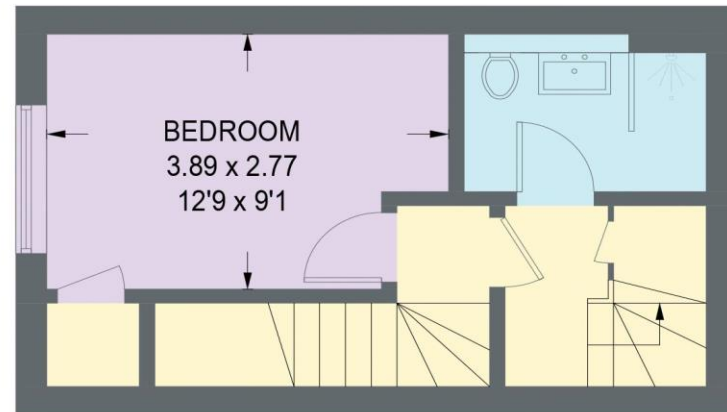
APPROXIMATE GROSS INTERNAL AREA = 87.7 SQ M / 944 SQ FT



SECOND FLOOR
38.9 SQ M / 419 SQ FT



GROUND FLOOR
24.4 SQ M / 263 SQ FT



FIRST FLOOR
24.3 SQ M / 261 SQ FT

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



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