



Borough Mews, Bedford Street,
Hillsborough, Sheffield, S6 3BT



OIRO £195,000

- Two Bedroom Apartment
- Beautiful Warehouse Conversion
- Gated Development with Secure Allocated Parking
- Mezzanine-level Living Area
- Original Features
- Top Floor
- Leasehold
- EPC rating U

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Situated within a sought-after gated development, this impressive top floor (third floor) two-bedroom apartment forms part of a unique warehouse conversion, boasting a wealth of original features including exposed beams, exposed brickwork and striking high ceilings. The property further benefits from one allocated parking space, included within the sale.

This unique and character-filled home would be ideal for first-time buyers, professionals or investors alike.

The property welcomes you via a spacious entrance hallway, complete with intercom system and practical space for coats and shoe storage. The heart of the home is a stylish open-plan kitchen and dining area, recently upgraded with a brand new kitchen and boiler installed in 2025. The kitchen is well-equipped with an integrated gas hob, electric oven and microwave, alongside freestanding appliances including a washing machine and fridge freezer.

A standout feature of the apartment is the mezzanine-level living area, accessed via a ladder from the main space, creating a characterful and versatile lounge area enhanced by two Velux windows and exposed beams.



The accommodation comprises a generous principal double bedroom with stunning vaulted ceilings and original features, alongside a second bedroom, currently utilised as a dressing room, ideal as a small double or home office.

The modern bathroom is fitted with a bath and shower over, wash basin and WC.

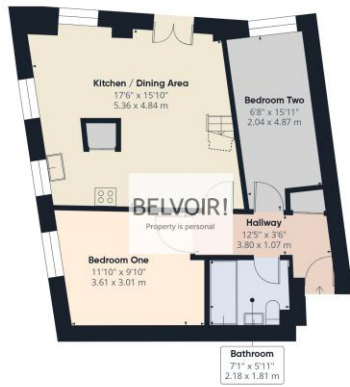
Further benefits include hardwood flooring throughout, a Juliette balcony offering attractive city views, an allocated parking space, and access to a well-maintained communal courtyard.

Borough Mews is a well-regarded gated warehouse conversion situated on the fringe of Kelham Island, combining industrial features such as exposed beams and brickwork with contemporary apartment living. The development is conveniently positioned for Sheffield city centre, which can be easily reached on foot or via excellent public transport links, including regular bus services and a Supertram stop located on Infirmary Road.

The location is also highly convenient for commuters, offering straightforward access to the M1 and M18 motorway networks. A variety of local amenities are close by, including independent convenience stores as well as a nearby Tesco superstore.

*Remaining Lease 275 years *Ground Rent £150 Per annum *Service Charge £1140 per annum
*Council Tax Band C *As advised by Vendors

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Floor 0



Floor 1



Approximate total area⁽¹⁾

827 ft²
76.9 m²

Reduced headroom

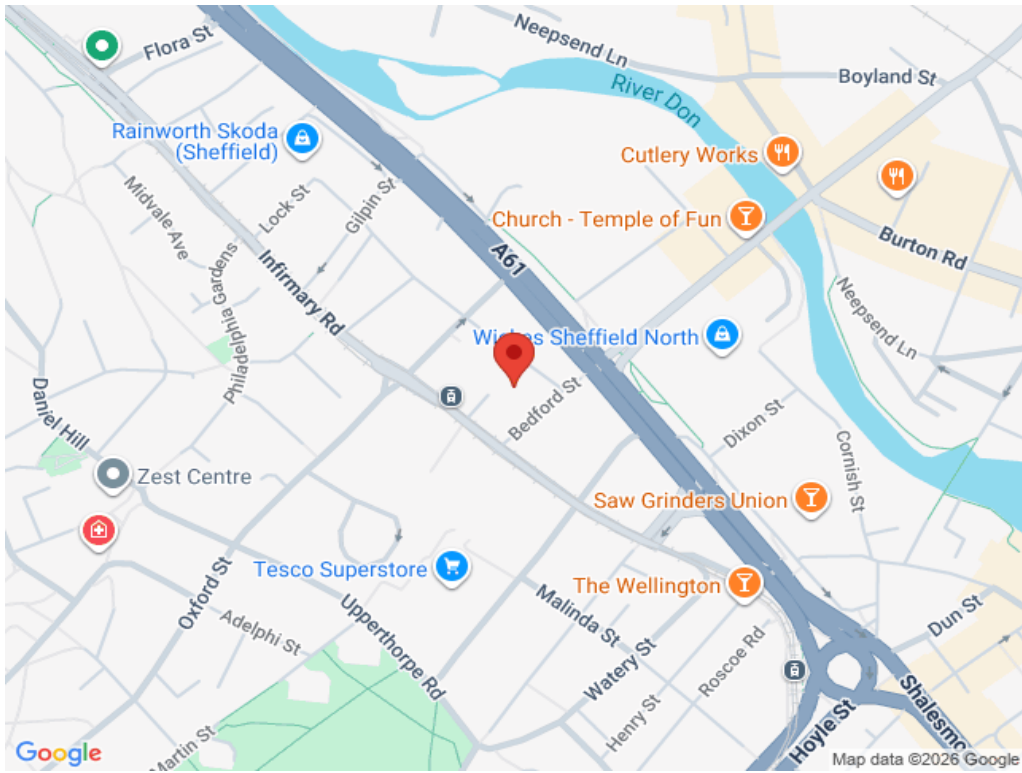
148 ft²
13.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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