





Apartment 3, Westbourne Manor

17 Westbourne Road • Broomhill • S10 2QQ

Guide Price £235,000 - £250,000

Forming part of an impressive, converted stone-built manor house, this beautifully presented two-bedroom apartment effortlessly combines original period character with contemporary styling. Located within the highly sought-after Broomhill Conservation Area, the property enjoys a light and spacious feel throughout, enhanced by high ceilings and double-glazed wooden windows in keeping with the building's heritage. The heart of the home is the open-plan living and dining space, a flexible and sociable area flooded with natural light and enjoying far-reaching views towards the city. The proportions and ceiling height create an immediate sense of space, while the tasteful modern finish ensures practicality for modern living. The contemporary kitchen is fitted with integrated appliances including an oven, electric hob, washing machine and fridge freezer, providing a sleek and functional layout. There are two well-proportioned bedrooms, with the principal bedroom benefiting from full-length mirrored sliding wardrobes, offering excellent built-in storage while enhancing the sense of light and space. The property retains the charm and character associated with a home of this era, blending period features with modern finishes to create a stylish and comfortable living environment. Externally, the development benefits from secure gated access to a communal car park with an allocated parking bay, a rare and highly desirable feature within this central S10 location. Situated just a short walk from the vibrant centre of Broomhill, the property is perfectly positioned for independent shops, cafés, restaurants and excellent transport links, as well as the University of Sheffield and nearby hospitals.



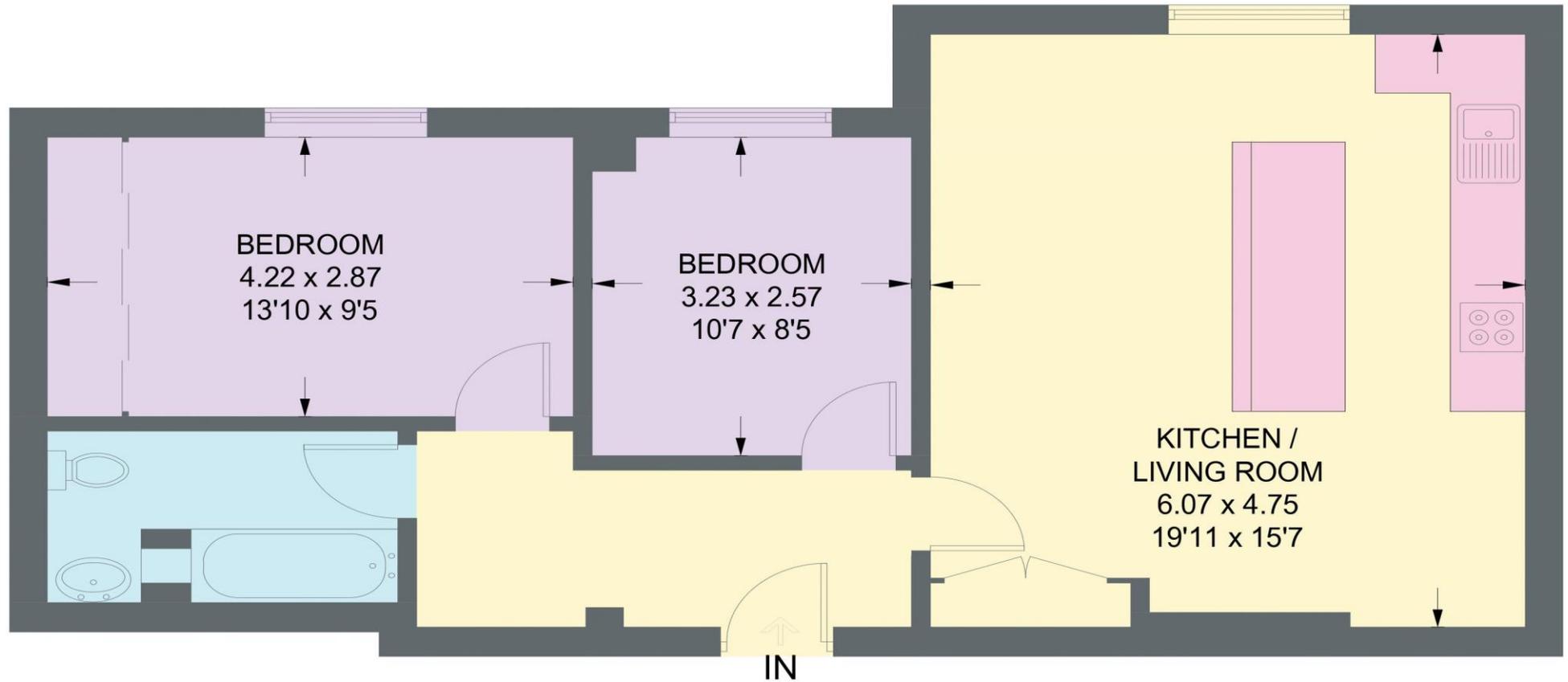
- Charming 1st Floor Apartment
- 2 Bedrooms & Modern Bathroom
- Original Period Character & Contemporary Styling
- Light & Airy Spacious Accommodation
- Superb Open Plan Living Space

- Secure Allocated Parking
- Part of Broomhill Conservation Area
- Lease was Executed on 31/1/2006 £100pa
- Service Charge TBC
- Council Tax Band B, EPC Rating TBC



APARTMENT 3, WESTBOURNE MANOR

APPROXIMATE GROSS INTERNAL AREA = 63.4 SQ M / 682 SQ FT



FIRST FLOOR

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.