







Apt 10 Greystones Hall

31 Greystones Hall Road • Greystones • S11 7BL

Asking Price £250,000

Occupying a second (top) floor position within the exclusive Grade II listed Greystones Hall, Apartment 10 is a beautifully presented two-bedroom apartment that effortlessly combines contemporary living with the character and charm of this historic building. Enjoying a light and airy feel throughout, the property features striking exposed beams rising into the vaulted apex ceiling, creating an impressive sense of space. Further benefits include underfloor heating throughout, secondary glazing and a separate immersion heater. Set within a private gated development with electric gates, allocated resident and visitor parking, and beautifully maintained communal gardens, the apartment occupies a highly sought-after S11 location and will appeal to a wide range of buyers, including first-time purchasers, professionals, downsizers and those seeking a secure, low-maintenance home. A secure communal entrance with intercom system opens into the well-maintained communal hallway, where stairs rise to the apartment's private entrance on the second (top) floor. The entrance hallway leads into an inner hallway, which provides access to a useful loft space offering excellent storage, along with a boiler cupboard located on the landing. The heart of the home is the stunning open-plan living, dining and kitchen space. Flooded with natural light and showcasing magnificent exposed beams rising into the vaulted apex ceiling, this impressive room offers both character and contemporary style. The living and dining areas provide generous entertaining space, with a door opening directly onto the roof terrace. Installed in 2024, the stylish Shaker-style kitchen is finished with granite worktops and incorporates a range of integrated Bosch appliances, including an electric oven, induction hob with extractor canopy, dishwasher and washing machine. The roof terrace offers a delightful outdoor seating area, with a private section exclusively for Apartment 10 which adjoins a larger communal roof terrace. The principal bedroom is a generous double room, beautifully decorated in warm neutral tones and enjoying dual-aspect front and side windows. Fitted wardrobes are included within the sale, while far-reaching views extend towards Endcliffe Park. Bedroom two is equally well presented and also enjoying attractive views towards Endcliffe Park, making it ideal as a guest bedroom, nursery or home office. The bathroom is fitted with a contemporary white suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC. The room is partially tiled and benefits from a heated towel rail. Greystones Hall is approached via electric gates leading to a private driveway with allocated resident parking and additional visitor parking. The development is surrounded by beautifully maintained wrap-around communal lawned gardens with established trees, mature hedging and well-stocked borders, creating a peaceful and private setting. Adjoining the living accommodation is the apartment's private roof terrace, which connects seamlessly to a further communal roof terrace, providing an additional outdoor space from which to enjoy the surroundings. Greystones Hall enjoys a highly sought-after S11 position in the heart of Greystones, close to the independent cafés, restaurants, bars and shops of Ecclesall Road and Banner Cross. Endcliffe Park, the Porter Valley and the Peak District are all within easy reach, while excellent transport links provide convenient access to Sheffield city centre, the universities and hospitals.





- 2 Bedroom 2nd Top Floor Apartment
- Gated Grade 2 Listed Period Property
- Spacious, Light & Airy
- Open Plan Living / Dining / Kitchen
- Recently Installed Stunning Kitchen

- Roof Terrace & Communal Garden
- Allocated Resident & Visitor Parking
- Service Charge £197.31 pcm
- Leasehold - 200 years from 1 January 2007
- Council Tax Band B, EPC Rating D

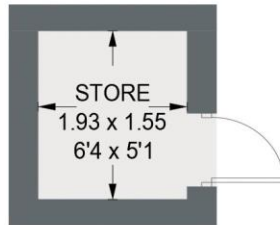


APARTMENT 10, GREYSTONES HALL ROAD

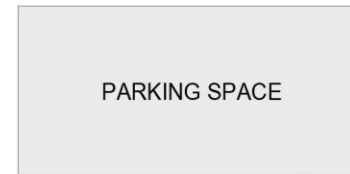
APPROXIMATE GROSS INTERNAL AREA = 64.5 SQ M / 694 SQ FT

CELLAR = 3.1 SQ M / 33 SQ FT

TOTAL = 67.6 SQ M / 727 SQ FT



CELLAR
3.1 SQ M / 33 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
64.5 SQ M / 694 SQ FT

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



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