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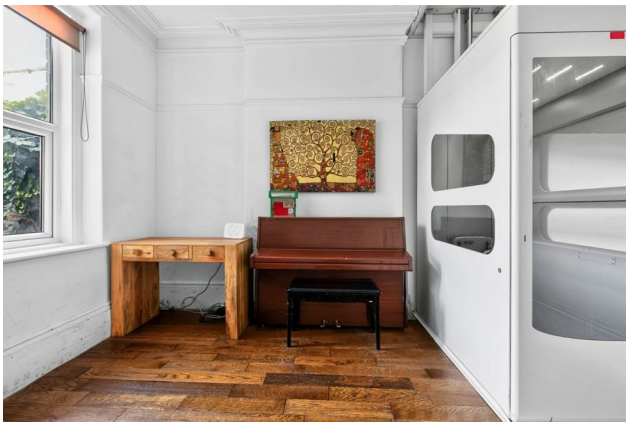
56 Watson Road, Sheffield, S10 2SD

Asking Price £475,000

Property Images



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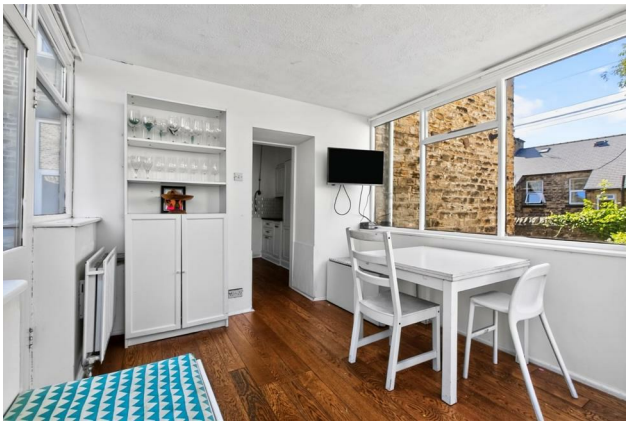

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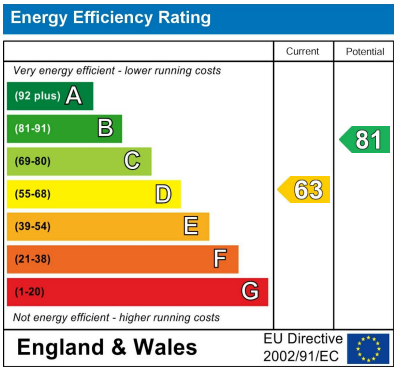
Total floor area 168.7 sq.m. (1,816 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC



Map

Details

Type: House Beds: 6 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Guide price £475,00 - £500,000.

Hunters are delighted to present this exceptional six-bedroom Victorian semi-detached family home, offering over 170 sq m (approximately 1,830 sq ft) of beautifully proportioned accommodation in the heart of Broomhill, one of Sheffield's most desirable residential locations.

Deceptively spacious, this elegant stone-built home is far larger than first impressions suggest. Arranged over three floors, it combines the charm and character of a traditional Victorian property—with high ceilings, generous room proportions and original period features—with the flexibility and practicality expected by modern family life.

The location is one of the property's greatest strengths. Tucked away in a peaceful, leafy setting with views towards the neighbouring forest school, the house enjoys a remarkably tranquil feel while being just a two-minute walk from the cafés, restaurants, independent shops and amenities of Broomhill. Sheffield's Teaching Hospitals, both Universities and the city centre are all within easy walking distance, making this an outstanding location for families and professionals alike.

The area is renowned for its strong community spirit, with regular neighbourhood events and popular "Play Out" sessions throughout the year, creating a welcoming environment in which children can thrive.

The accommodation briefly comprises a welcoming entrance hall, elegant bay-fronted sitting room, spacious dining room, fitted kitchen, useful cellar, and a bright conservatory with bi-fold doors opening onto the enclosed rear garden, creating a wonderful indoor-outdoor living space.
The first floor offers 3 bedrooms together with a recently renovated wet room featuring both a bath and separate shower. The second floor provides three further bedrooms, offering exceptional flexibility for larger families, guest accommodation, hobbies or home working.

The property has also been thoughtfully adapted to provide excellent accessibility, including wheelchair access, a lift between the ground and first floors, a contemporary wet room and ceiling hoists. These features make the property ideal for buyers requiring accessible accommodation or those wishing to future-proof their home. The ceiling hoists can be removed prior to completion if they are not required, allowing the property to be enjoyed as a traditional family home.

To the rear is a delightful enclosed garden providing a wonderful outdoor space for families to enjoy. The garden is held under a long-standing annual rental agreement at a nominal cost of approximately £12 per annum, an arrangement that has been in place for many years. Further details are, of course, available during the conveyancing process.

Rarely does a property combine such generous living space, period elegance, flexibility, accessibility and an exceptional location. This is a unique opportunity to acquire a substantial Victorian family home in the heart of one of Sheffield's most sought-after neighbourhoods.

Features

• Victorian semi-detached family home • Over 170 sq m (approximately 1,830 sq ft) of accommodation with six bedrooms • High ceilings and original period features • Deceptively spacious accommodation arranged over three floors with useful cellar for extra storage • Conservatory with bi-fold doors opening onto the garden • Enclosed rear garden -Garden held under a long-standing annual rental agreement (£12 per annum) • Excellent accessibility including lift, wheelchair access and wet room for a wide range of buyers • Prime Broomhill location in a peaceful leafy setting • Fantastic community with excellent cafes , restaurants and the local schools within easy reach • Walking distance to Sheffield Teaching Hospitals, both Universities and the city centre