







Flat 1 Woolly House

30 Hawthorne Mews • Broomhill • S10 5AD

Asking Price £265,000

A beautifully presented two-bedroom ground floor apartment forming part of the sought-after Woolley House purpose-built development, ideally positioned between the ever-popular suburbs of Broomhill and Crookes. Thoughtfully refurbished by the current owners, the apartment offers stylish, light and airy accommodation throughout with modern electric heating, allocated parking and wheelchair-width door frames, making it an excellent choice for those seeking enhanced accessibility. Situated within a conservation area, residents also enjoy access to the University's Secret Garden. The property is perfectly placed for the universities, teaching hospitals, excellent public transport links and a wealth of local amenities. Accessed via a secure communal entrance with intercom system, the apartment has its own private entrance leading into a welcoming hallway with attractive herringbone flooring, which continues through much of the home. Two useful built-in storage cupboards provide excellent practicality, one offering cloak storage and the other housing the hot water tank. The impressive open-plan living, dining and kitchen space enjoys windows to the front and both side elevations, flooding the room with natural light and creating a wonderfully bright and versatile living environment. Beautiful herringbone flooring, neutral décor and bespoke made-to-measure shutters enhance the homely feel. The contemporary kitchen is fitted with a comprehensive range of units complemented by marble-effect worktops, a Belfast sink and integrated appliances including an electric oven, electric hob, fridge freezer, slimline dishwasher and washer dryer. There are two well-proportioned double bedrooms, both featuring bespoke made-to-measure shutters and built-in wardrobe storage. The principal bedroom further benefits from stylish sliding wardrobes and a beautifully appointed en-suite shower room, complete with contemporary black fittings and a matching heated towel rail. The accommodation is completed by a modern three-piece bathroom featuring a white suite, stylish textured tiling, a shower over the bath and decorative vinyl flooring. Externally, the development is surrounded by attractive communal wraparound gardens, and the apartment benefits from one allocated parking space. Woolley House occupies a superb position between Broomhill and Crookes, two of Sheffield's most desirable and well-connected suburbs. Both offer an excellent selection of independent cafés, restaurants, shops and everyday amenities, creating a vibrant yet community-focused atmosphere. The location is particularly popular with professionals and academics due to its close proximity to the University of Sheffield, Sheffield Hallam University and the city's renowned teaching hospitals, including the Royal Hallamshire Hospital. Excellent public transport links provide easy access to Sheffield City Centre, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation, making this an outstanding location for a wide range of buyers.





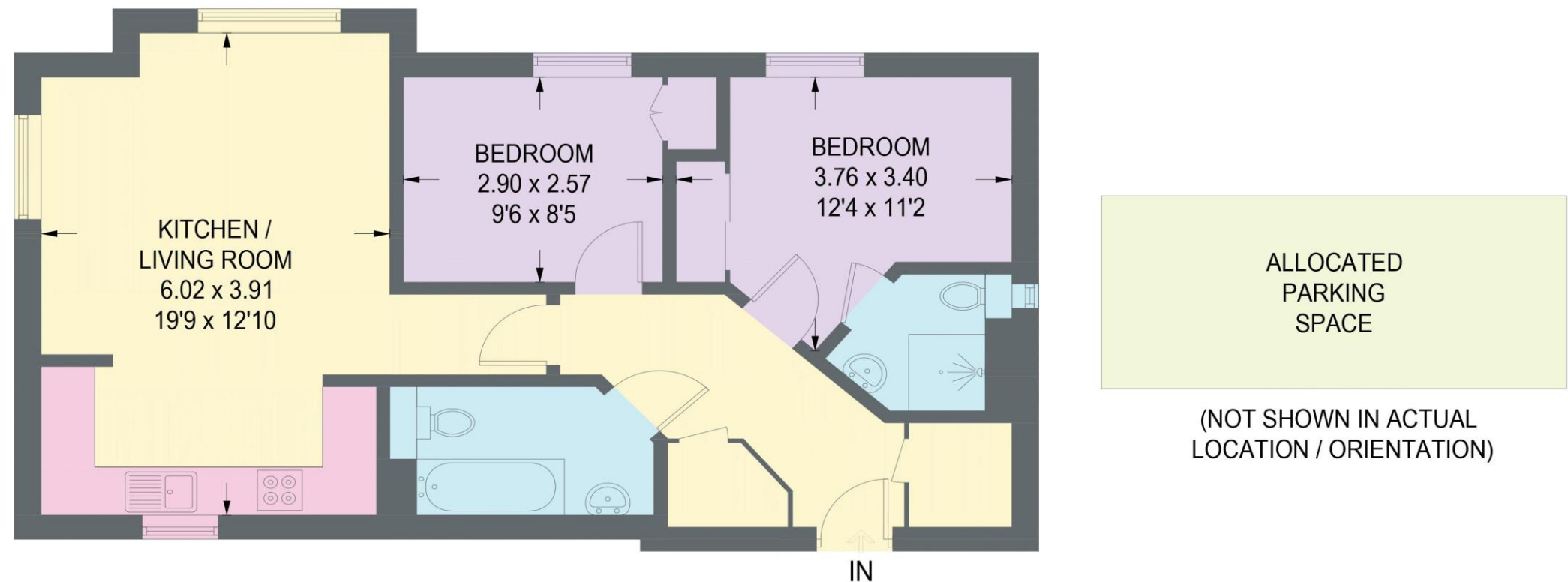
- Ground Floor Apartment in S10
- 2 Double Bedrooms
- Bathroom & Ensuite Shower Room
- Partly Refurbished by Current Owners
- Located Between Crookes & Broomhill
- Communal Wraparound Gardens
- Allocated Resident Parking
- Service Charge £2135.60pa
- Lease 116 years remaining £250pa
- Council Tax Band C, EPC Rating C



Please do not
park in front
of these gates

FLAT 1, WOOLLEY HOUSE, 10 HAWTHORNE MEWS

APPROXIMATE GROSS INTERNAL AREA = 61.4 SQ M / 661 SQ FT
(EXCLUDING ALLOCATED PARKING SPACE)



GROUND FLOOR

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



haus

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