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455 and 455a Glossop Road, Broomhall, Sheffield, S10 2PT

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## Offers Around £450,000

| CLOSE PROXIMITY TO SHEFFIELD HOSPITALS | PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES | On the sought after location of Glossop Road in Broomhall, this spacious house, offers a unique blend of character and modern convenience. With five generously sized bedrooms and two well-appointed bathrooms, this property is ideal for families or those looking for an investment. The property was previously utilised as a HMO, offering an excellent opportunity for all.

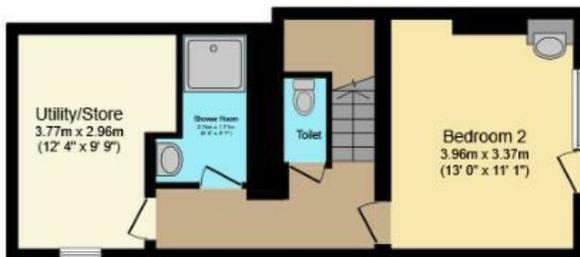
The house offers accommodation over three floors and annex to the rear of the garden. Upon entering, the property boasts two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. There are a further four bedrooms across the first and second floor, and family bathroom. The ground floor comprises a bedroom, shower room with separate W/C and a utility room.

Access via the ground floor to the private rear garden, equipped with a patio and lawn. The property features a separate annex with private access onto College Street, providing additional versatility for use as a home office, guest suite, or even a rental opportunity.

One of the standout features of this residence is the gated off-street parking for multiple vehicles; a rare find in such a desirable location. The proximity to Hallamshire Hospital and the esteemed King Edward's School makes this property particularly appealing for families and professionals alike.

While still retaining the charm and warmth of a family residence, its prime location and spacious layout is not to be missed. Whether you are looking to settle down or invest, this house on Glossop Road is sure to meet your needs.

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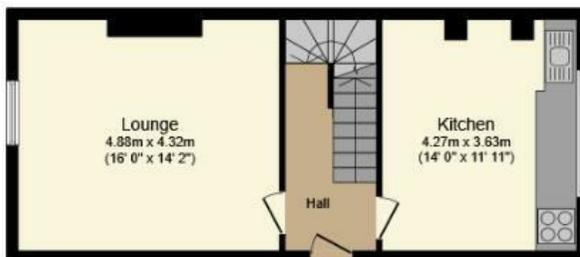
### Basement

Floor area 42.7 sq.m. (460 sq.ft.)



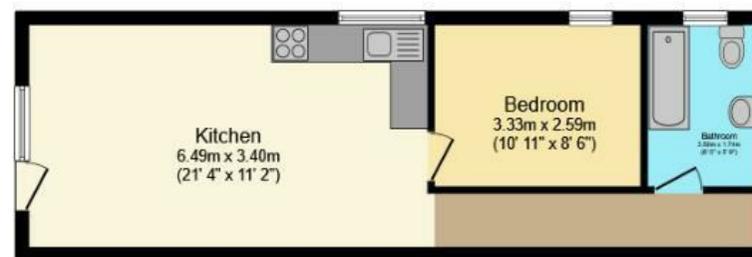
### Second Floor

Floor area 27.2 sq.m. (293 sq.ft.)



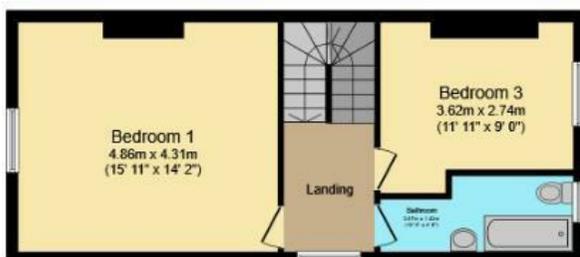
### Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.)



### Annex

Floor area 41.6 sq.m. (448 sq.ft.)



### First Floor

Floor area 44.2 sq.m. (476 sq.ft.)

Total floor area: 200.0 sq.m. (2,153 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1856 and a ground rent charge of £5.10 per annum.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

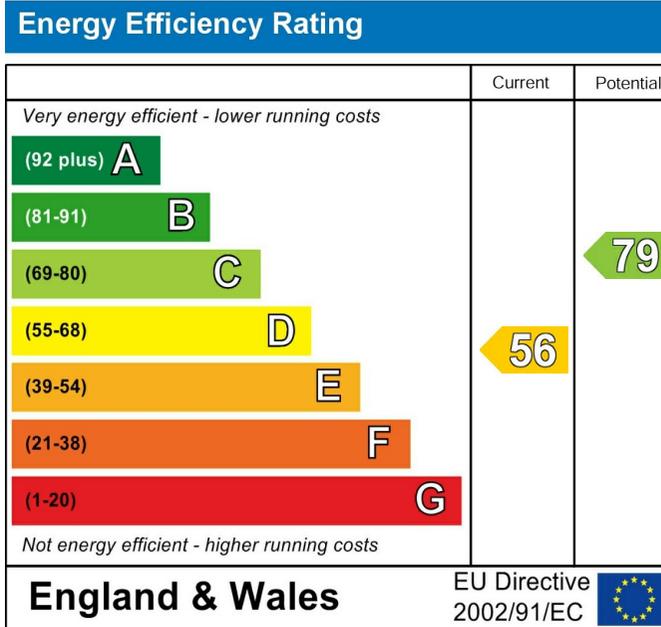
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







