



# 8, Sandbeck Place

Sheffield, S11 8XP

## Description

One of the jewels in Sharrowvales crown! A property that actually must be viewed internally to be fully appreciated and one that will be sure to impress even the most sceptical of buyers. The developer has literally transformed this property into a quite stunning home while retaining many of the original features, that are quite rightly protected by a conservation order, that maintains this areas period charm. Having over 2196 square feet of beautifully styled and impeccably finished accommodation, over three floors, and offering a feeling of luxury throughout. The property also benefits from a really desirable location in what is unquestionably one of the Steel Cities most fashionable of locations. Sharrowvale offers its residents a host of amenities and caters to all tastes, with its eclectic range of cafes, restaurants and bistros rubbing



- Large, open plan dining kitchen with designer Italian kitchen featuring Dekton work surfaces and bifold doors to the courtyard.
- Three luxurious bathrooms (two en-suites) with elegant tiling framing the modern suites.
- Utility room/W.C and deep storage room/A/C.
- Renovated to a very high standard with high ceilings and quality fixtures and fittings throughout.
- Wide and welcoming reception hall providing a great first impression to this lovely home.
- Gated off street parking for up to two cars and a cute courtyard garden set between the principal rooms on the ground floor.
- Five bedrooms including a stunning principal which has exposed beams and a Juliette style balcony.
- Superb living room overlooking the courtyard and having a south facing aspect.
- No onward chain, freehold and Council Tax Band B.



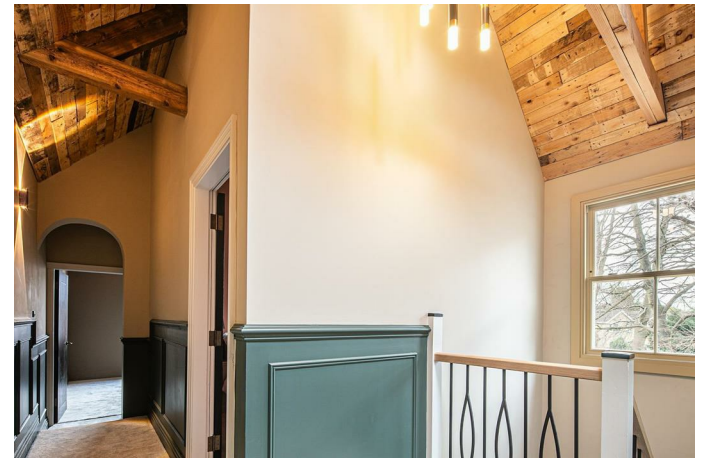
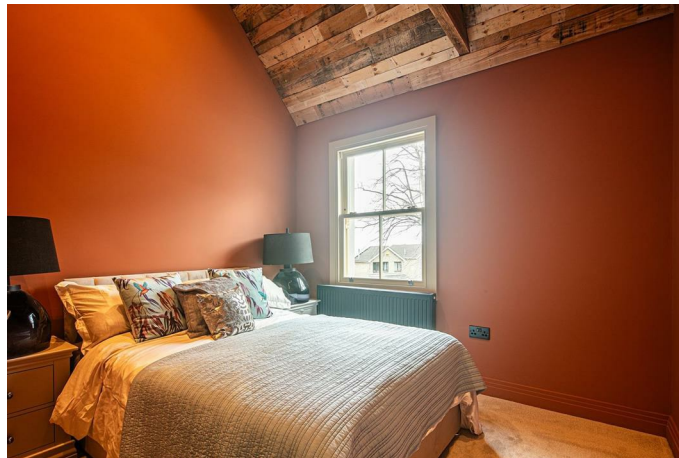
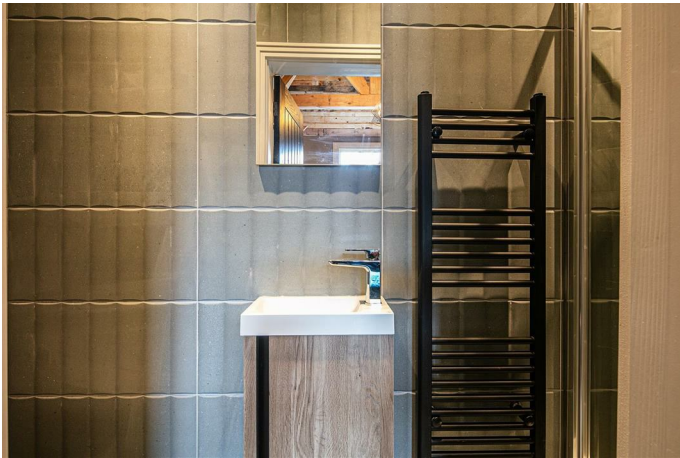
shoulders with trendy bars, boutiques and artist studios. The location is also great for families, with highly regarded schooling and easy access to park facilities, alongside walks along the river or finding a sense of calm in the nearby, and renowned, Botanical Gardens. This gorgeous home features underfloor heating throughout the expansive ground floor and modern fixtures and fittings throughout. There is even a gated entrance which provides secure off road parking and security to the courtyard style garden that is set between the large living room and open plan kitchen. The five bedrooms offer flexibility in the way they can be used, with plenty of room for home offices if required, and include a luxurious principal suite with exposed beams and a Juliette style balcony. This is very much a one off home in this exclusive enclave and an early viewing is very much advised.

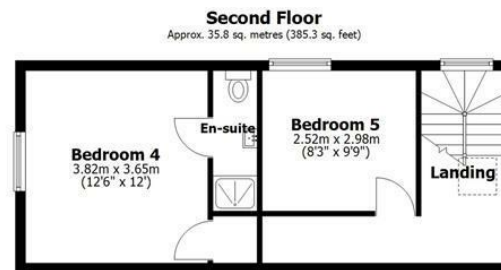
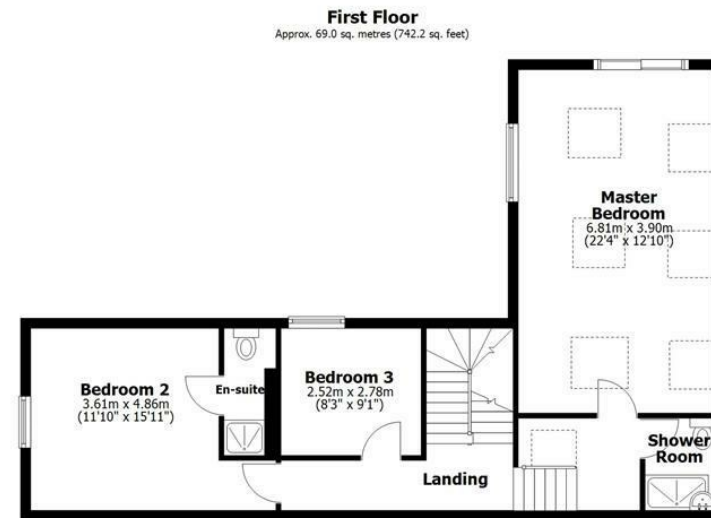
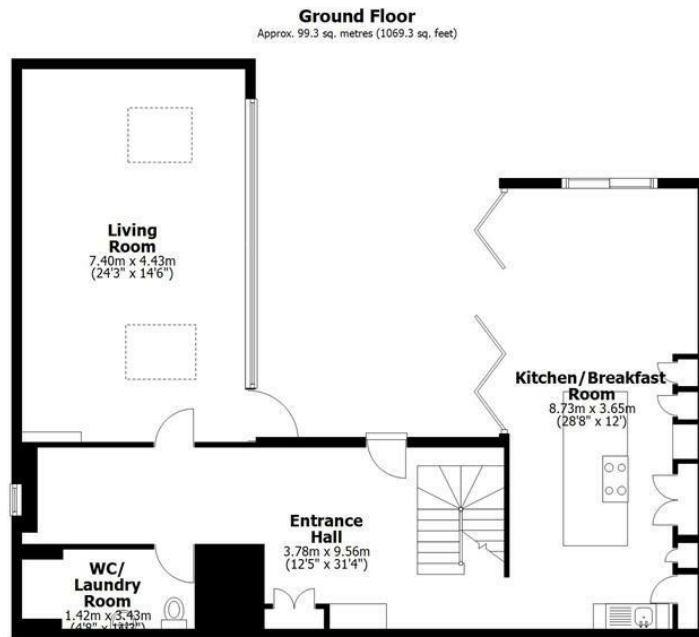
#### Important Information

**Anti-Money Laundering (AML) Checks -**  
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.









Total area: approx. 204.1 sq. metres (2196.8 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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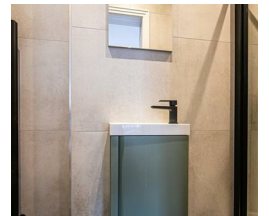
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