



86, Clarkehouse Road, Sheffield, S10 2LJ

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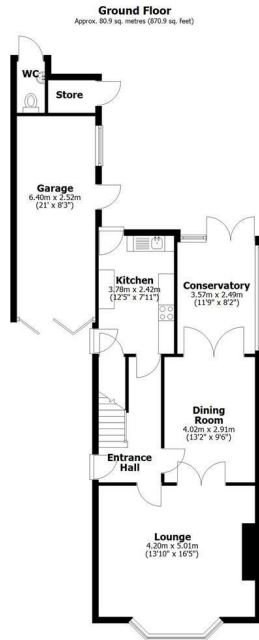
Description

When you talk about the best places to live in the S10 postcode the area around The Botanical Gardens is always on the list. This micro neighbourhood is such a desirable location in the city, convenient for accessing town, the main city hospitals and universities making it a firm favourite with those who have either a medical or academic background. Families are also naturally drawn to the area because of the close proximity of some of the best schools in Sheffield and of course the stunning 'Botanics' that offer a bit of green space, in an otherwise urban area, to unwind and relax in. The many cosmopolitan bars, bistros, cafes and restaurants that are found in both the fashionable areas of Broomhill and Sharrowvale are also always on hand to enjoy in your down time and create a lively feel and add to the localities appeal. The property occupies a slightly elevated position, away from the road, opposite the park, and occupies a larger than average plot that includes attractive gardens to both the front and rear. The plot offers the potential to extend the property to both the side and rear (subject to regs) and form a much larger home if required. At present the accommodation is situated over two floors and includes a spacious ground floor footprint with two reception rooms, a conservatory and a kitchen and three good bedrooms and a bathroom on the first floor. The attached, double tandem garage also offers the potential for conversion into additional accommodation if required.

- No onward chain.
- Three good bedrooms.
- Sitting room with bay window.
- Dining room with French windows to the conservatory.
- Fitted kitchen.
- Bathroom and separate W.C.
- Driveway, carport and double, tandem garage providing plenty of off road parking.
- UPVC double glazed and gas centrally heated throughout.
- Council Tax Band E.
- 800 year lease from 1947 at an annual ground rent of £9.







Total area: approx. 141.9 sq. metres (1527.6 sq. feet)
All measurements are approximate
 Yorkshire EPC & Floor Plans, Ltd.
 Plan produced using PlanUp.
86, Clarkehouse Road



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