







Apt 38 Whitecroft Works

Furnace Hill • Sheffield • S3 7AH

Asking Price £135,000

Situated on the fifth and top floor of the popular Whitecroft Works development, this beautifully presented penthouse apartment offers a bright and contemporary interior with the benefit of lift access, allocated undercroft parking and a large private south-facing balcony. The property is sure to appeal to both owner-occupiers and investors seeking a stylish home in one of Sheffield's most fashionable and rapidly evolving locations. Access is gained via secure locked gates on Furnace Hill with a security intercom system, leading into an attractive communal courtyard and a light and well-maintained entrance hall. From here, both stairs and a lift provide access to the fifth floor, while the undercroft parking garage is conveniently accessed from the ground floor. The apartment opens into a welcoming reception hall with a useful storage cupboard housing the hot water cylinder. The impressive open-plan living space enjoys a light and airy feel, enhanced by neutral décor, laminate flooring and recessed ceiling spotlights. The contemporary fitted kitchen is finished with a range of modern wall and base units, complementary work surfaces and stylish splashback tiling. Integrated appliances include an electric oven, hob, extractor hood, washing machine and fridge, all of which are included within the sale. Double glazed windows together with French doors and a Juliet balcony frame excellent rooftop views and allow natural light to flood the room. The generously proportioned double bedroom offers ample space for bedroom furniture and French doors opening onto a superb private south-facing decked balcony, enclosed by an attractive glass balustrade and providing the perfect place to relax or entertain while enjoying the sunny aspect and far-reaching views. The modern bathroom is attractively appointed with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low flush WC, complemented by contemporary wall tiling. The property benefits from double glazing throughout, gas central heating supplied via a communal boiler system, a security intercom entrance system and an allocated undercroft parking space with electric access doors from Copper Street. Carpets and fitted floor coverings are included within the sale. Whitecroft Works occupies a highly desirable position on the edge of Kelham Island, one of Sheffield's most vibrant and sought-after districts. Famed for its independent cafés, award-winning restaurants, craft breweries, bars and cultural attractions, Kelham Island offers an exceptional city lifestyle whilst remaining within easy walking distance of Sheffield City Centre, the Cathedral Quarter, Sheffield Hallam University and the University of Sheffield. Excellent transport links, including the Supertram network, Sheffield Railway Station and major road connections make the property ideal for commuters. This thriving and continually developing neighbourhood continues to attract professionals, first-time buyers and investors, making it an excellent place to call home or a strong addition to any investment portfolio.





- Penthouse Apartment
- Spacious Double Bedroom
- Modern, Light & Airy Interior
- South Facing Private Balcony
- Panoramic Views

- Close to Kelham Island
- Under-Croft Allocated Car Parking
- Service Charge TBC
- 125 Year Lease from 2007
- Council Tax Band B, EPC Rating C





38 WHITECROFT WORKS

APPROXIMATE GROSS INTERNAL AREA = 55.4 SQ M / 596 SQ FT

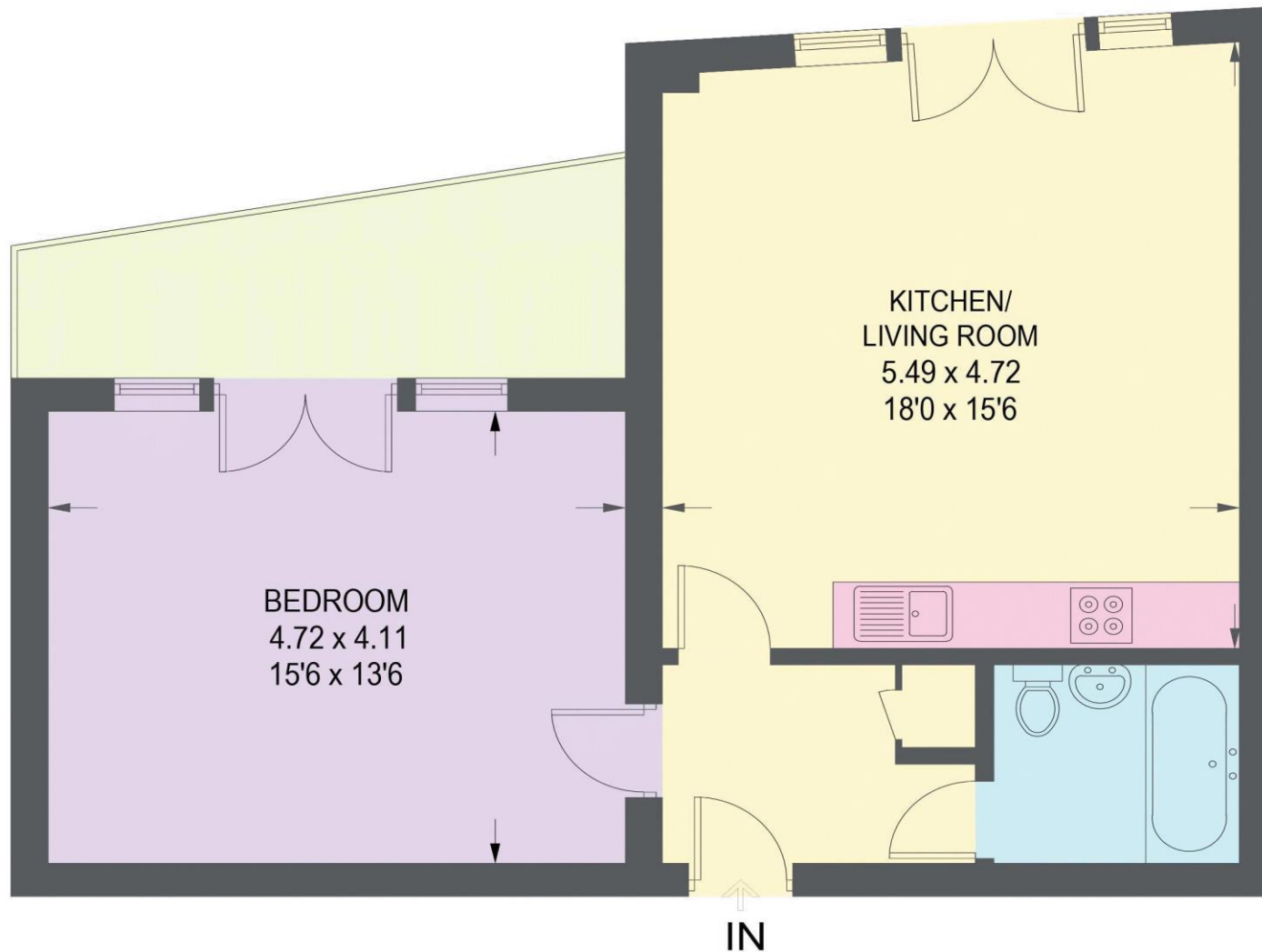


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868