



17, Westbourne Road, Sheffield, S10 2QQ

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## Description

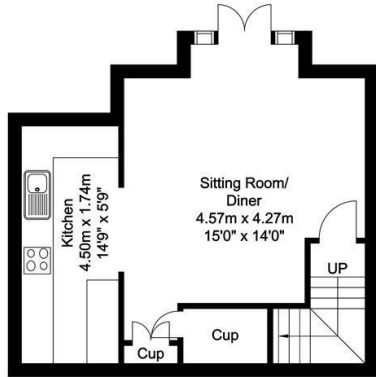
A ground and lower ground floor duplex apartment that offers over 1065 square feet of accommodation to include two/three bedrooms, an open plan dining kitchen, gated off road parking and its own, private, south easterly facing garden. The location is first class, on the level and only a short walk away from the excellent amenities that are found in Broomhill. The three bedrooms are all doubles and are situated on the entrance level alongside the two bath/shower rooms (one ensuite). The lower ground floor, which opens onto the garden is entirely given to an open plan dining kitchen, perfect for entertaining guests or family life. The area is a firm favourite with those with either a medical or academic background due to Broomhill being home to the main hospitals and the university and those who work in town will find an easy commute via the numerous bus services. The neighbourhood also has first class schooling for all age groups.

- Versatile accommodation situated over two floors.
- Three double bedrooms with one having a balcony overlooking the garden.
- Open plan dining kitchen with French windows leading from the sitting area onto a rear garden.
- Two luxurious bathrooms, including one ensuite, with elegant tiling framing the modern suites.
- Balcony and a third share of a lovely south easterly facing, low maintenance garden.
- Great location a short and mainly level walk away from Broomhill's excellent amenities and transport
- Secure development with allocated parking space set behind electric gates.
- Timber double glazing and an electric heating system.
- No onward chain, 110 year lease from 2005 (89 years remaining).
- Reception hall with intercom point alongside an additional intercom in the dining kitchen.

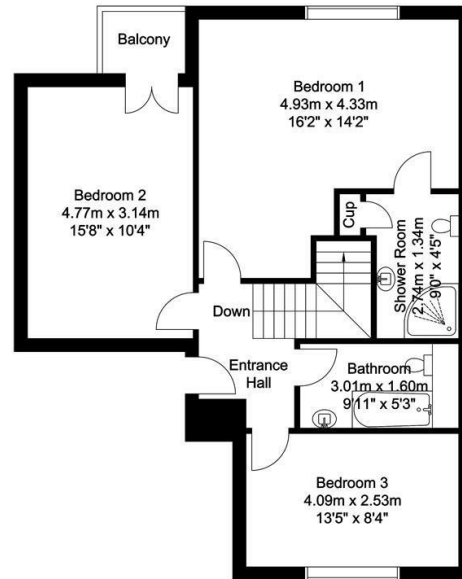




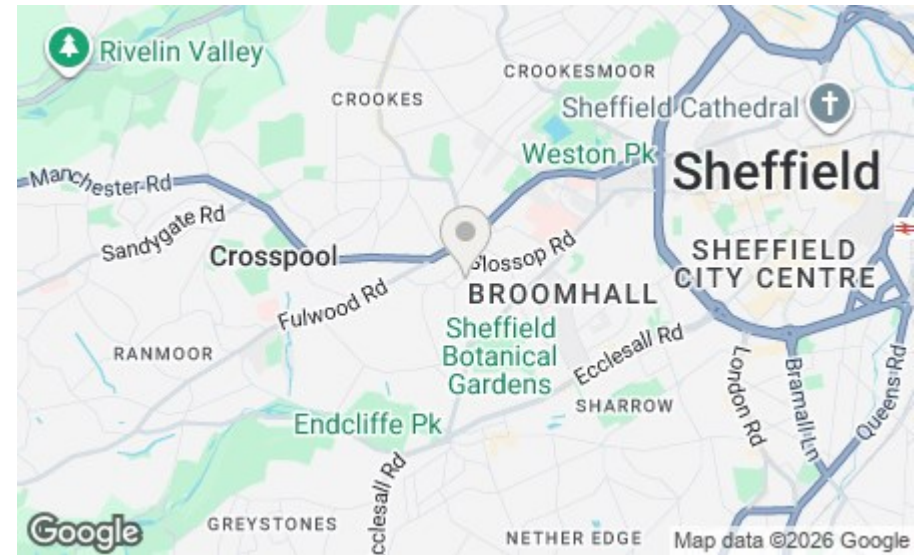
Lower Ground Floor  
35 sq m/376.73 sq ft  
Approx.



Ground Floor  
64 sq m/688.89 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted this plan. CP Property Services ©2021



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