



23 Mayfield Heights, Brookhouse Hill Fulwood, Sheffield, S10 3TT



# Brookhouse Hill

## Fulwood

Guide Price

# £600,000

GUIDE PRICE: £600,000-£640,000

A fantastic large versatile three/four bedroom / two bathroom end townhouse approximately 2,254 sq ft of accommodation, delightfully situated in a prime position and probably the best property on this prestigious development. Walking distance of Fulwood village and taking full advantage of the spectacular and uninterrupted south facing views over the Mayfield Valley to Ringinglow. This fabulous family home has an abundance of space and offers light and airy accommodation, perfectly positioned to make the most of its magnificent setting.

Entrance porch, reception hall, cloakroom, good sized well fitted breakfast kitchen with great views, large living / dining room with limestone fireplace and French windows to balcony / terrace. On the lower ground floor inner hall, large versatile room as a study / library, access to large box room, double bedroom, shower room, large living room or further bedroom and French windows to rear terrace and garden. On the first floor two double bedrooms, luxury bathroom with full suite.

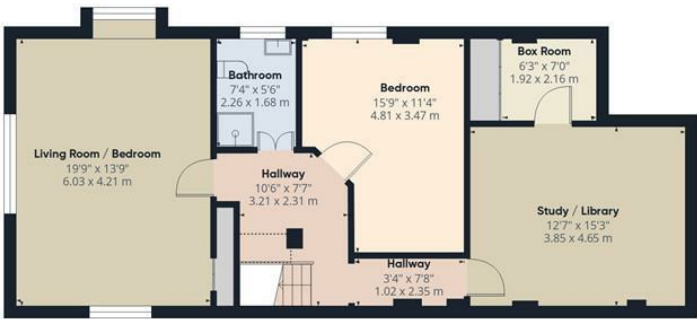
Outside double garage with electric door. To the rear private south facing attractively landscaped walled and fenced courtyard garden area and with spectacular views. Shared large storage building. Extensive shared communal grounds of approximately 7 acres overlooking the picturesque Mayfield Valley.



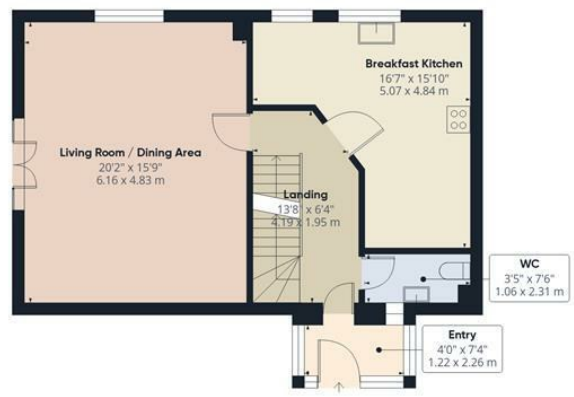
- Large three /four bedroom / two bathroom end townhouse approximately 2,254 sq ft
- Spectacular south facing views to the rear over Mayfield Valley
- Set in beautiful communal landscaped grounds of approximately 7 acres
- Having the added benefit of its own double garage and in its own lovely private garden
- Very spacious versatile accommodation over three floors
- For sale with immediate vacant possession and no chain
- Lovely large entertaining rooms and spectacular views
- Walking distance of Fulwood village with great amenities and the open countryside of the Peak District
- Annual service Charge is £2982 per year.



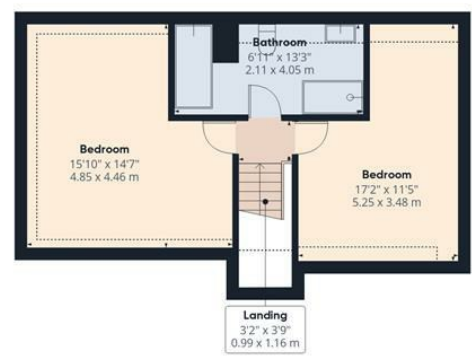




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 2254 ft<sup>2</sup>  
 209.3 m<sup>2</sup>

**Reduced headroom**  
 66 ft<sup>2</sup>  
 6.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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