

25 Tapton Mount Close, Broomhill, Sheffield, S10 5DJ  
£795,000

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# 25 Tapton Mount Close, Broomhill, Sheffield, S10 5DJ

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Council Tax Band: G

A stunning, larger than average five double bedroom, two bathroom detached home which is located at the head of a cul-de-sac in Broomhill and includes an additional detached studio annex to the rear! Perfect for families with space in mind, this modern home enjoys a wealth of features including accommodation over three levels, good sized rooms, sash windows throughout and well presented gardens with off road parking for 5/6 cars. Situated close to shops, cafes and amenities in Broomhill, Crookes and Crosspool, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the peak district. It is also within the catchment area for Lydgate and Tapton schools as well as private schools nearby if required. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, living/dining room with garden access and a breakfast kitchen. To the first floor there is a landing area, two spacious bedrooms (one with en-suite bathroom and the other could also be used as a sitting room if required) and a utility room. To the second floor there is a further landing area, three spacious bedrooms and a shower room. Outside, there are well presented gardens to the front and rear, off road parking and access to the detached studio annex which could also be used as a gym or living space if desired. A viewing is highly recommended to appreciate the accommodation on offer - book your visit today! Council tax band G. Leasehold tenure, 97 years remain on the lease. No ground rent payable.

## Entrance Hallway

Access to the property is gained through a front facing solid wood/glazed door which leads to the entrance hallway. Wide and inviting, the room is filled with natural light thanks to a front facing double glazed sash window and there is tiled flooring, a radiator and a staircase with solid oak bannister rail rising to the first floor accommodation. Doors lead to rooms on the ground floor level.

## Downstairs WC

Having a low flush wc, pedestal wash basin, radiator, tiled flooring, a side facing double glazed sash window and a radiator.

## Living/Dining Room

A larger than average living/dining room which is the full width of the property and enjoys views of the gardens. Having solid wood flooring, two radiators, a rear facing double glazed sash window and a rear facing double glazed door and window unit leading to the rear patio.

## Breakfast Kitchen

A bright and spacious breakfast kitchen which is bursting with natural light thanks to the large front facing double glazed sash bay window. Having fitted wall and base units with a laminate worksurface incorporating a composite sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, fridge/freezer and space for a washing machine and additional fridge freezer. With space for a dining table, tiled flooring, a fixed window seat and a radiator.

## First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area. Having a front facing double glazed sash window bringing much light into the room, a radiator, a solid oak bannister rail and a further staircase with rises to the second floor. Doors lead to all rooms on this level.

## Master Bedroom

A spacious master bedroom which has two rear facing double glazed windows overlooking the garden, two radiators and laminate flooring. A door leads to the en-suite bathroom.

## En-Suite Bathroom

Having a stylish suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing double glazed sash window.

## Sitting Room/Bedroom Two

A versatile room which is currently used as a sitting room but could also be used as a bedroom too. Having a large front facing double glazed sash bay window, a feature fireplace with a Flamerite electric fire and granite hearth and surround, a radiator and there is also ample space for a variety of furnishings.

## Utility Room

Another versatile room, the utility room has a fitted storage cupboard having space for a tumble dryer and the Vaillant wall hung open vent condensing boiler is located here too. With a side facing double glazed sash window, a radiator and laminate flooring.

## Second Floor Landing Area

A staircase ascends from the first floor landing area and leads to the second floor landing which has a front facing velux window, a radiator and a solid oak bannister rail. Doors lead to the rooms on this level.

## Bedroom Three

A double sized bedroom which has a rear facing velux window, a radiator and laminate flooring.

## Bedroom Four

The fourth bedroom is a double sized room which has a rear facing velux window, a radiator and laminate flooring.

## Bedroom Five

The fifth bedroom is another spacious room, having a front facing double glazed sash window giving excellent views. There is a radiator and laminate flooring also.

## Shower Room

Having a modern styled suite comprising of a double shower enclosure, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a side facing double glazed sash window.

## Outside

To the front of the property there is lawned garden and a long driveway providing off road parking for three cars which leads to the side of the property. The rear is accessed via gate and the driveway continues to provide parking for an additional 2/3 cars leading to the detached studio. There is also a spacious lawned garden surrounded by borders, shrubs and trees giving a degree of privacy. Steps descend to a patio with access to the living room.

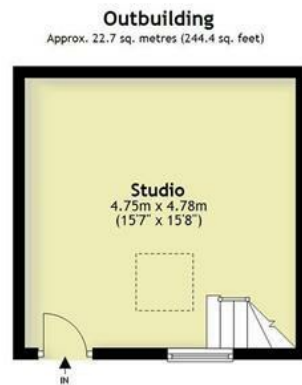
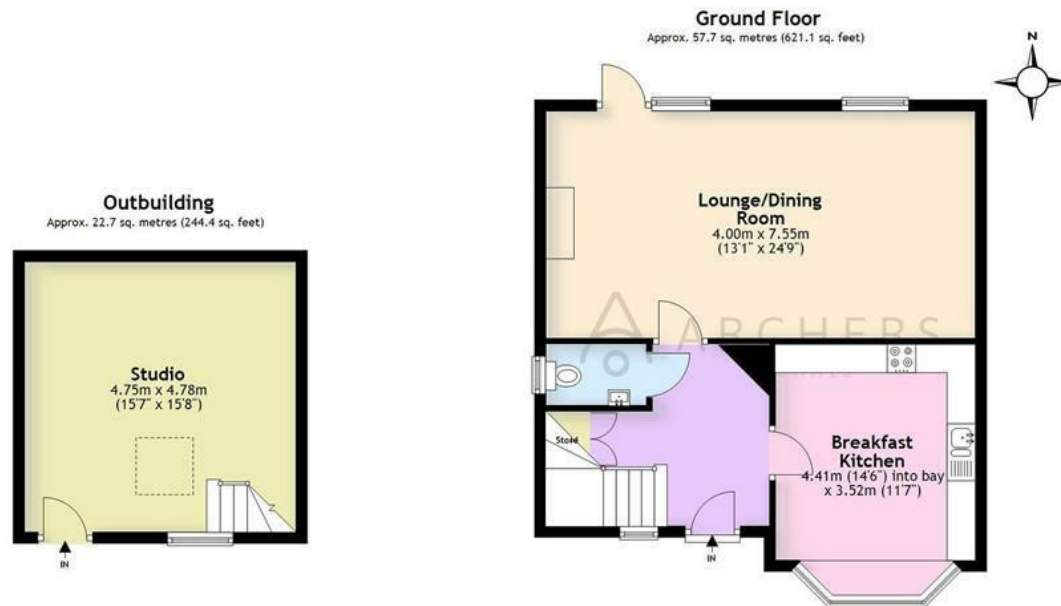
## Detached Studio

A fantastic addition to the property, being the former garage this versatile building has been converted into a studio by the current vendors. Accessed via a solid wood/glazed entrance door, there is laminate flooring, a front facing double glazed window and front facing velux window bringing much light into the room. A staircase ascends to the upper floor which is ideal for storage. Having power and lighting also, this could be used as an office, gym or even converted further into separate living accommodation if desired.

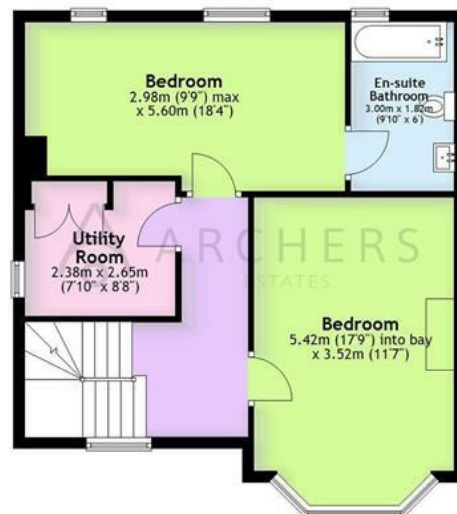




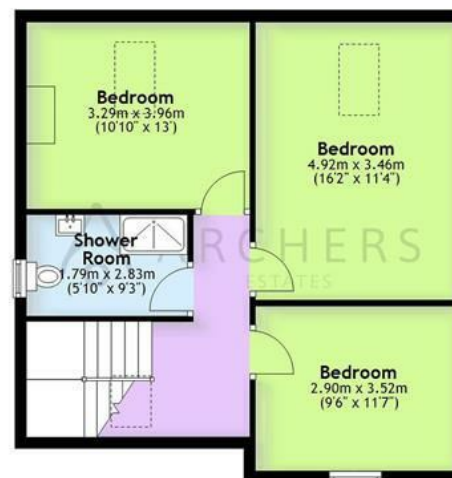




**First Floor**  
Approx. 57.7 sq. metres (621.5 sq. feet)



**Second Floor**  
Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 209.1 sq. metres (2250.8 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |