



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

Saxton Mee

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.



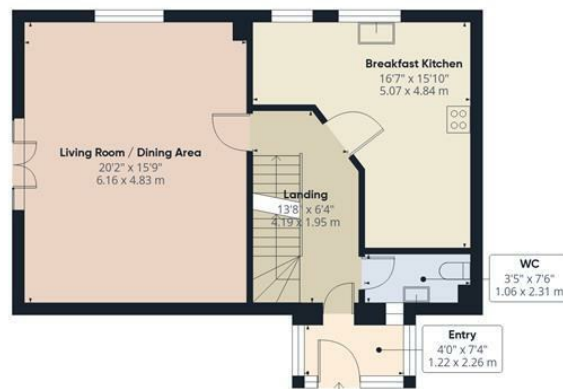
- Large three /four bedroom / two bathroom end townhouse approximately 2,254 sq ft
- Spectacular south facing views to the rear over Mayfield Valley
- Set in beautiful communal landscaped grounds of approximately 7 acres
- Having the added benefit of its own double garage and in its own lovely private 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⁽¹⁾

2254 ft²
209.3 m²

Reduced headroom

66 ft²
6.1 m²

(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.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

