



Tapton House Road Broomhill Sheffield S10 5BY  
Offers Around £195,000



# Tapton House Road

## Sheffield S10 5BY

### Offers Around £195,000

Located on this tree-lined road in the Broomhill Conservation Area is this stunning, one bedroom first floor apartment which forms part of this impressive stone built Victorian property. This light and airy apartment has high ceilings, period features and benefits from a recently fitted kitchen and gas central heating. The property is situated within a short walk of the principal hospitals and universities and well placed for the wide range of amenities at nearby Broomhill, Crookes and Crosspool.

Tastefully decorated throughout, the living accommodation briefly comprises a private door opens into the entrance hall which has built-in storage. Access into the well proportioned lounge/dining room with a large bay window allowing lots of natural light, the original ceiling coving, picture rail, while the impressive feature fireplace with marble surround and open fire is the focal point of the room. A door then opens into a hallway with useful shelving and space for a small desk/study area. This in turn leads into the kitchen, the bedroom and the bathroom. The kitchen installed in 2021, has a range of contemporary units with contrasting marble effect worktops. Integrated appliances include a slimline dishwasher and washing machine along with a free standing electric cooker. The large double bedroom has high ceilings, ceiling coving, a built-in wardrobe and cupboard as well as ample space for furniture. The bathroom has a tiled floor and a white suite including bath with overhead shower WC and wash basin.

- EARLY VIEWING ADVISED
- BRIGHT & AIRY ONE BEDROOM FIRST FLOOR APARTMENT
- FANTASTIC LOUNGE/DINING ROOM WITH A BAY WINDOW
- MODERN KITCHEN
- THREE PIECE SUITE BATHROOM
- ORIGINAL FEATURES & HIGH CEILINGS
- EXCELLENT LOCATION
- WELL REGARDED LOCAL SCHOOLS
- EXCELLENT AMENITIES
- EASY ACCESS TO THE PEAK DISTRICT, SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







## LOCATION

The property is situated in the heart of one of Sheffield's most sought after residential suburbs: Broomhill. The area is a bustling and vibrant community located just a stones throw away from the City with easy access to the universities and teaching hospitals, a wealth of amenities in Broomhill and Crookes, regular transport links and excellent local schools. Easy access to the Peak District.

## MATERIAL INFORMATION

The property is Leasehold with a term of 125 years from the 25th March 1997. Ground Rent is £45.00 per annum. Service Charge is £48.00 per month.

The property is currently Council Tax Band B.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

The floor plan shows a rectangular layout. At the top left is a **Bathroom** (3.40m x 1.54m / 11'2" x 5'1") containing a bathtub, toilet, and sink. To its right is a large **Bedroom** (4.90m x 3.90m / 16'1" x 12'10"). Below the bathroom is a **Bedroom** (2.11m x 4.20m / 6'11" x 13'10") which includes a kitchen/breakfast area with a sink and four burners. To the right of this is another **Bedroom** (4.90m x 3.90m / 16'1" x 12'10"). Below the middle bedroom is a large **Lounge/Dining Room** (4.90m x 5.71m / 16'1" x 18'9"). At the bottom left is an **Entrance Hall** with a door leading outside. The plan also shows several windows and internal doors connecting the rooms.

**Bathroom**  
3.40m x 1.54m  
(11'2" x 5'1")

**Bedroom**  
4.90m x 3.90m  
(16'1" x 12'10")

**Bedroom**  
2.11m x 4.20m  
(6'11" x 13'10")

**Kitchen/Breakfast Room**  
2.11m x 4.20m  
(6'11" x 13'10")

**Bedroom**  
4.90m x 3.90m  
(16'1" x 12'10")

**Lounge/Dining Room**  
4.90m x 5.71m  
(16'1" x 18'9")

**Entrance Hall**

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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