



**Beech Hill Road Broomhill Sheffield S10 2SA**  
**Offers Around £120,000**



# Beech Hill Road

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**\*\* CASH BUYERS ONLY \*\* CHAIN FREE \*\* LOCATED OPPOSITE ROYAL HALLAMSHIRE HOSPITAL**  
**\*\* SOUTH/SOUTH-WEST ASPECT \*\*** Offered to the open market with no onward chain is this superb one double bedroom, raised ground floor apartment which has a South/South-West aspect with lots of sunlight/natural light coming in both the lounge and bedroom. For investors, the property also provides a great investment opportunity with 7.5% -8% rental yield. The property is located in Broomhill S10, opposite to the Royal Hallamshire Hospital.

Well presented, in a neutral décor throughout, the property benefits from a modern kitchen, bathroom, carpets, and private (shuttered/lockable) parking.

Available to CASH BUYERS only due to having 56 years left on its lease, the property is ideally located for medics, or people needing easy access to the main hospitals, various university campuses, and city centre.

Briefly the accommodation comprises: a private entrance door opens into the hall with telephone intercom system and access to the lounge and bathroom. The lounge has a large window enjoying a pleasant aspect of St Marks Church. An opening flows into the kitchen which has a range of base and wall units with satin effect handles. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an AEG stainless steel gas hob with electric oven beneath and high level extractor canopy along with a built in fridge freezer and space and plumbing for an automatic washing machine and integrated dishwasher. The double bedroom has fitted cupboards running the length of one wall. The recently renovated bathroom has a white suite with a shower over a bath and glass shower screen, WC and wash basin.

- CHAIN FREE - SOLD WITH THE BENEFIT VACANT POSSESSION
- CASH BUYERS ONLY
- SOUTH/SOUTH-WEST ASPECT
- PRIVATE (SHUTTERED/LOCKABLE) PARKING
- WELL PRESENTED
- ONE BEDROOM APARTMENT
- RAISED GROUND FLOOR
- CONVENIENT LOCATION
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING







## OUTSIDE

The property comes with private (shuttered/lockable) parking. There are communal gardens to the front and rear.

## LOCATION

Situated on Beech Hill Road off Glossop Road in a highly sought after location, close to all the amenities of Broomhill. Easy access to Sheffield city centre, central hospitals and universities. Within short walking distance of the Botanical Gardens, Endcliffe Park and Ecclesall Road (which boasts restaurants, cafés and bars) and to the Peak District National Park following a historic route along the Porter Valley - taking in Shepherd Wheel and Forge Dam, as well as the beautiful landscape. There are regular bus services to and from the city centre and the centre of Broomhill is within 5 minutes walk.

## MATERIAL INFORMATION

The property is leasehold with 56 years remaining. The property is currently council tax band A.

## VALUER

Chris Spooner ANAEA

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.

## Ground Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 27.6 sq. metres (296.8 sq. feet)

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

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