



Spencer.

12, Ashgate Road, Broomhill, S10 3BZ

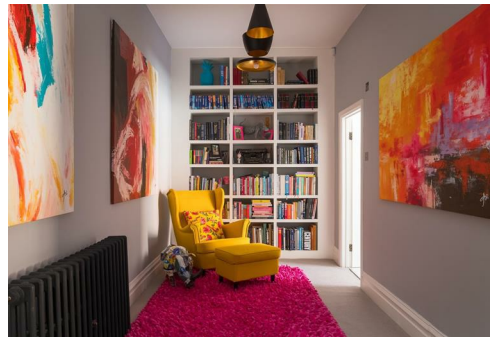
Buy —

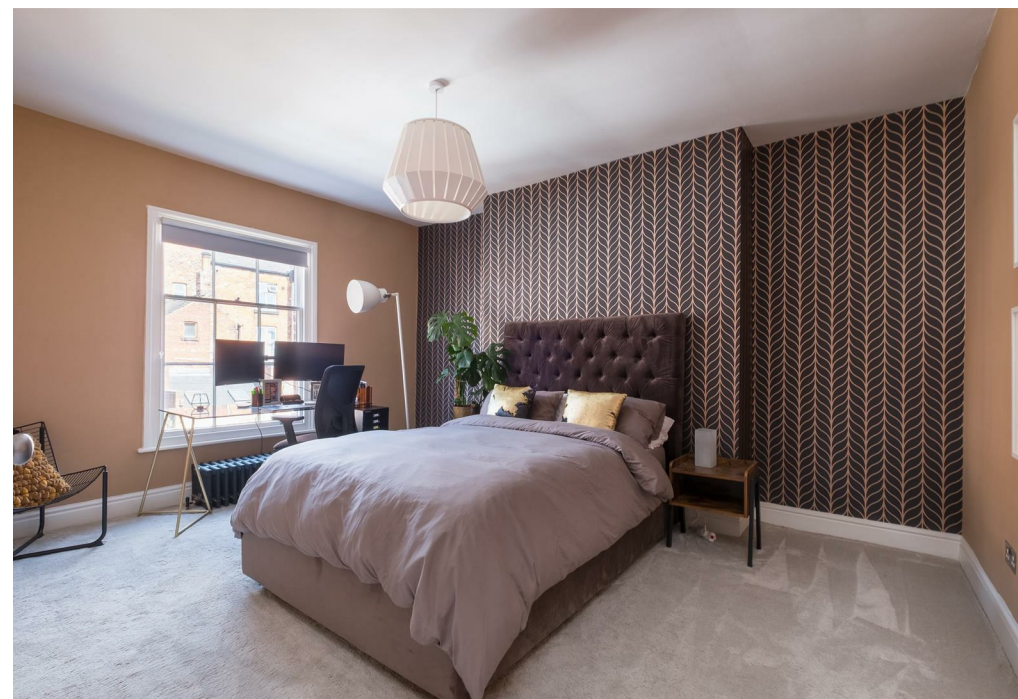
This simply stunning and generous five bedroom Georgian-style townhouse is a superb blend of period architecture and contemporary design making a splendid home with rear off-street parking.

— from *Spencer.*

- Superior Georgian-style townhouse
- Five bedrooms with a stunning master suite
- Stunning open plan dining kitchen with pantry
- Fabulous reception lounge
- Cinema room, gym and ample storage
- Off street secure parking and courtyard garden
- Excellent location for schools and hospitals
- Council Tax Band-E
- EPC Rating-C
- [what3words///marker.zebra.group](https://what3words.com/marker.zebra.group)

£795,000



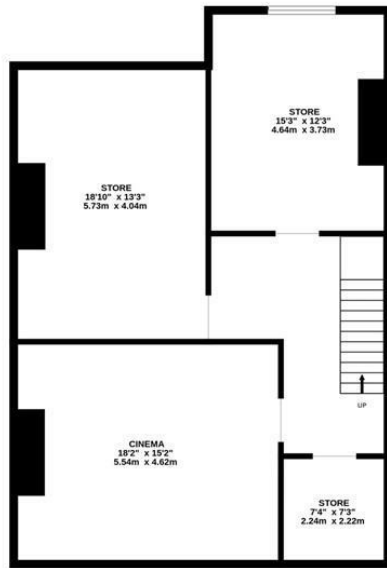




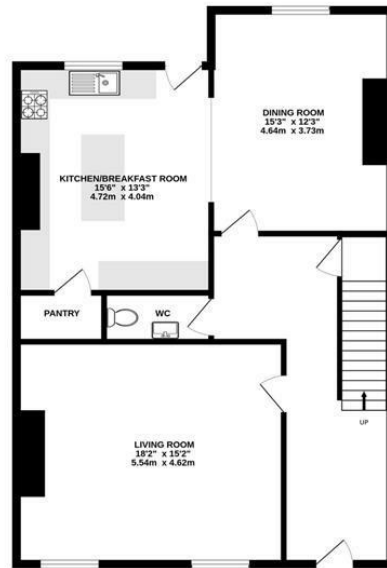


Floorplan

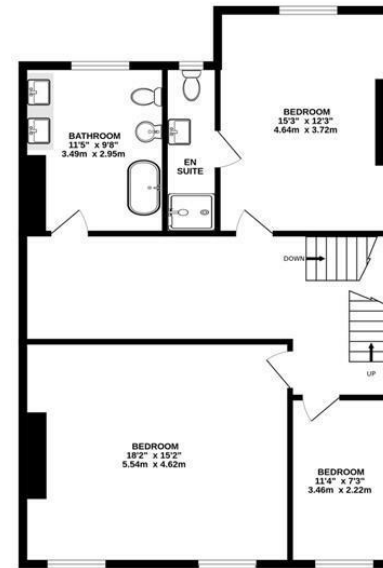
CONVERTED CELLARS
CEILING HEIGHT 2.23 M
877 sq.ft. (81.5 sq.m.) approx.



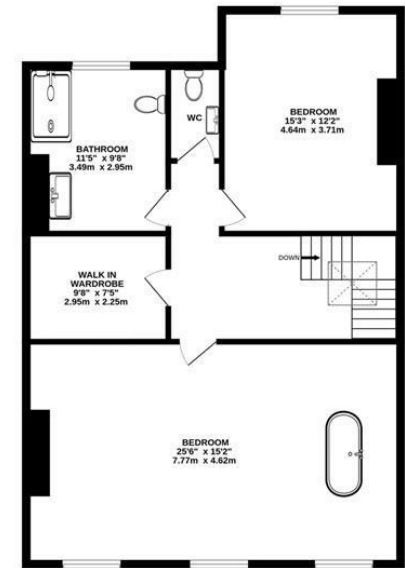
GROUND FLOOR
CEILING HEIGHT 3.31 M
885 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.96 M
889 sq.ft. (82.6 sq.m.) approx.



2ND FLOOR
CEILING HEIGHT 2.65 M
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 3541 sq.ft. (328.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948