



17 Westbourne Road

Broomhill, Sheffield, S10 2QQ

£1,500 Per Week

A superb, duplex ground floor three bedroom apartment forming part of this Victorian conversion and boasting a myriad of attractive and original features. Off road gated parking. **UNFURNISHED AND AVAILABLE NOW**

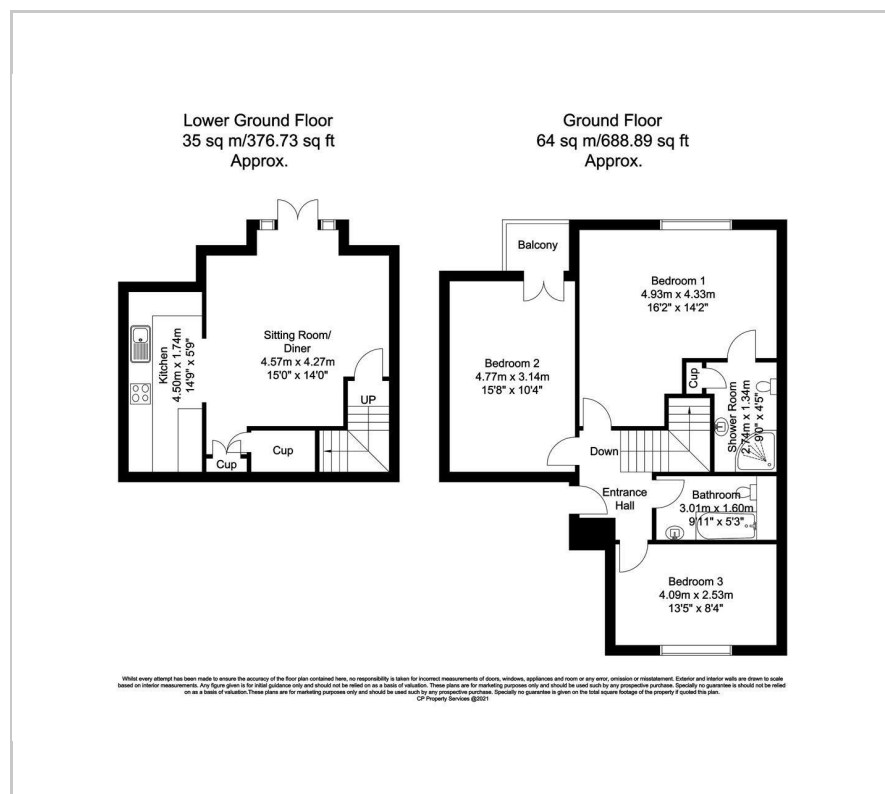
- Versatile accommodation situated over two floors.
- Three double bedrooms currently used as a large sitting room, home office and main bedroom.
- Open plan dining kitchen with French windows leading from the sitting area onto a rear garden.
- Two luxurious bathrooms including one ensuite with elegant tiling framing the modern suites.
- Balcony and a third share of a lovely south easterly facing, low maintenance garden.
- Great location a short and mainly level walk away from Broomhill's excellent amenities and transport
- Secure development with allocated parking space set behind electric gates.
- Timber double glazing and an electric heating system.

Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



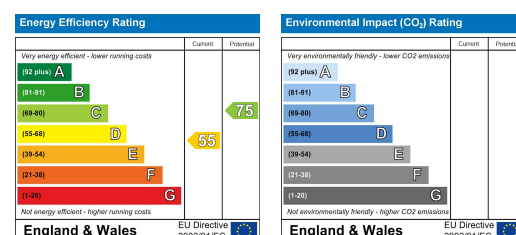
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Edon Lockwood and Riddle Hart Shaw Building, Suite 8 Europa Link, Sheffield Business Park, South Yorkshire, S9 1XU
Tel: 01142689900 Email: lettings@elr.co.uk <https://www.elr.co.uk>