



18, Westbrook Bank

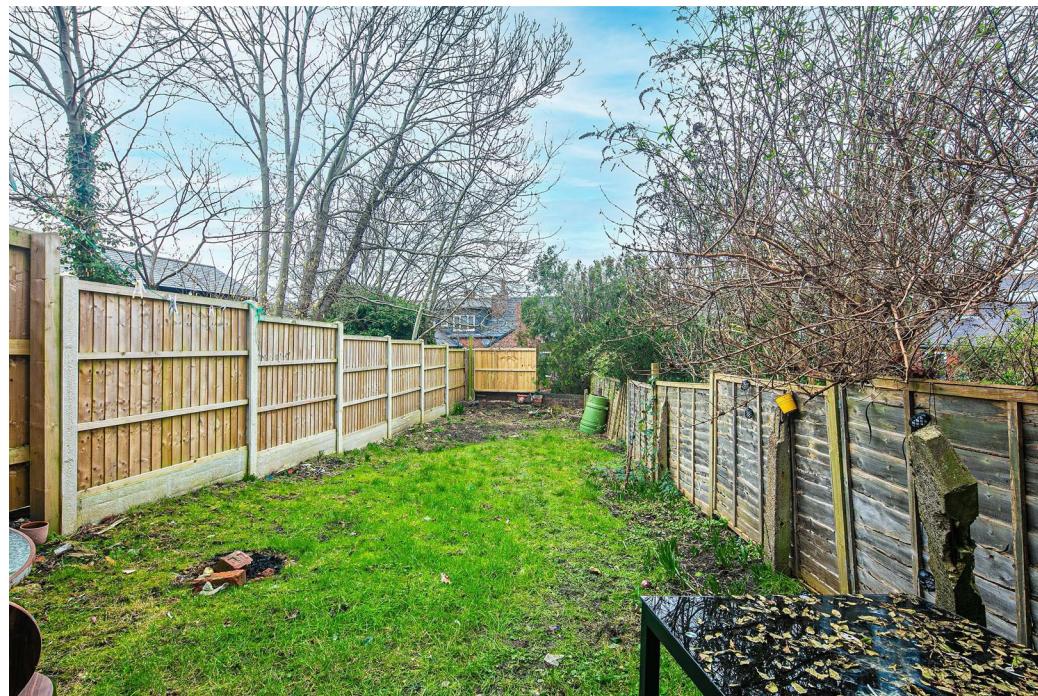
Sheffield, S11 8YJ

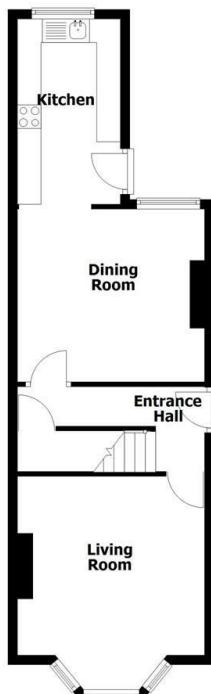
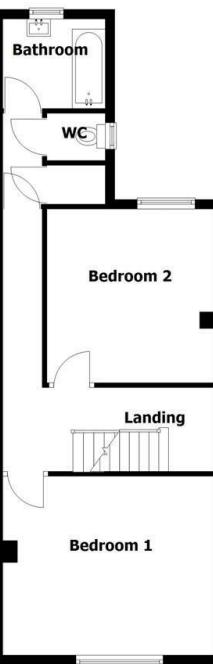
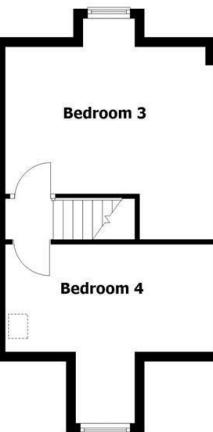
Description

A large mid terrace property home that offers an impressive 1405 square feet of accommodation and a larger than average rear garden. The property boasts the usual pretty aesthetics of a period home with a prominent bay window off the living room and a dormer window on the second floor. Internally the rooms are generously proportioned but what sets this terrace apart from others in the area is the two storey offshot to the rear and the welcoming entrance hall. The property has the bones of a really good home and with a little work it could be transformed into a quite lovely home. There is also the potential to convert the large cellar into additional accommodation, subject to regs. On top of this the location is great. Sharrowvale is possibly one of the most visited parts of the south west sector of the city. The neighbourhood is home to a cluster of superb pubs, restaurants and cafes and the schooling is also very well regarded. It is also situated close to fashionable Nether Edge Village and within walking distance of town which can also be approached via regular bus services along Ecclesall Road.

- Four double bedrooms.
- Spacious living room with bay window.
- Dining room overlooking the rear garden and offering the potential to combine with the kitchen to make an open plan space.
- Offshot kitchen.
- Welcoming entrance hall.
- Bathroom and separate W.C in the second floor offshot.
- Larger than average rear garden and a large cellar that would lend itself to conversion if required (subject to regs).
- Full UPVC double glazing and gas central heating combining to produce an EPC rating of E50.
- Long leasehold of 800 years from 1906 at a nominal ground rent of £5 per annum.
- No onward chain and Council Tax Band C.





Ground Floor
Approx. 47.5 sq. metres (511.3 sq. feet)**First Floor**
Approx. 51.3 sq. metres (552.7 sq. feet)**Second Floor**
Approx. 31.7 sq. metres (341.1 sq. feet)

Total area: approx. 130.5 sq. metres (1405.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

18 Westbrook Bank

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