

LOT

17

321 and 321a Fulwood Road, Broomhill, Sheffield S10 3BJ

Guide price* £250,000+



Substantial stone end of terrace property in a highly regarded suburb currently as two flats but with potential to return back to a family home

Location

Situated in Broomhill a highly regarded suburb to the south west of Sheffield. It has a wide range of amenities, shops, pubs, restaurants and eateries, close to NHS and a number of private hospitals along with the University and its campus. The property lies in the catchment for a number of sought after schools, independent and state and there are excellent road and bus transport links to and from the city.

Description

Substantial stone end of terrace property with accommodation over 4 floors and enjoying far reaching views across Sheffield to the rear. The property is now in need of refurbishment and updating and will suit builders,

landlords or the owner occupier wanting to convert this charming property back to a family home. The house is currently split into two flats 321a being to the ground and lower ground floor and 321 being to the ground and upper floors. Due to the unusual layout viewing is vital to appreciate the size, potential and variety of options open to the buyer. The property is vacant, gas mains are connected, gardens to front and rear, along with separate rear access which may offer potential for off road parking/garage subject to all consents and planning.

Accommodation

Ground Floor and Lower Ground Floor Flat 321a – one bedroom apartment with access from the rear of

the property. Modern style kitchen, bathroom, useful additional basement rooms and internal stairs between floors.

Ground Floor, First Floor and Second Floor Flat 321 – a two double bedroom apartment with kitchen, accommodation over three floors and accessed from the front of the property. Enjoying views to the rear rooms and internal stairs to all floors.

Outside Front garden with shrubs and plants. Side access leads to the rear and access to the lower ground floor access. Rear garden with shrubs and plants and outhouse. Rear access from a private unadopted road to the rear accessed from Ashgate Road which may offer potential for off road parking/

garage subject to all consents and planning.

Tenure

TBC

EPC

Flat 321 – Energy Efficiency Rating F.
Flat 321a – Energy Efficiency Rating E

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale.

Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or at weekends Blundells Banner Cross 0114 268 3333.