



**HUNTERS**<sup>®</sup>  
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57 Broomgrove Road, Sheffield, S10 2NA

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## Offers Over £700,000

Occupying a prime position in the ever-popular S10 area, this beautifully presented five-bedroom semi-detached home offers the perfect balance of style, space and practicality for modern family living.

At the heart of the property is a stunning open-plan kitchen, dining and family room, creating a fantastic space for everyday life and entertaining alike. Thoughtfully designed and finished to a high standard throughout, the home offers generous and versatile accommodation across all floors.

There are five well-proportioned bedrooms, served by two contemporary bathrooms, while a luxurious downstairs WC adds a touch of elegance and convenience for both residents and guests.

Outside, the property benefits from driveway parking and a private rear garden, ideal for relaxing or entertaining during the warmer months.

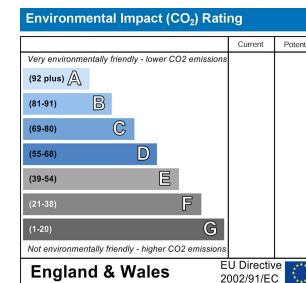
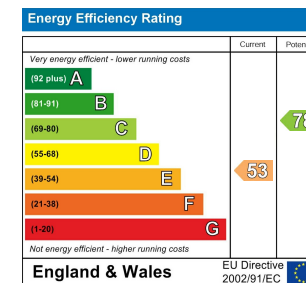
Perfectly placed for some of Sheffield's most highly regarded schools, universities and teaching hospitals, as well as the excellent amenities of Broomhill and Ecclesall Road, this is a superb opportunity to acquire a substantial family home in one of the city's most desirable locations.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area: 306.4 sq.m. (3,298 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

### General Remarks

GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of \*\*\*\* years from \*\*\*\* at a ground rent of £\*\* per annum.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

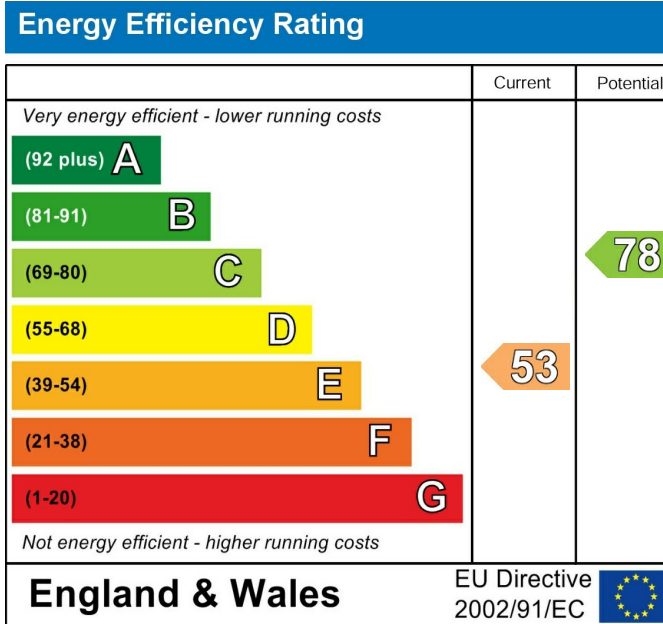
### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









