

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs Very energy efficient - lower running costs	





35 Westbrook Bank | Sharrow Vale | Sheffield | S11 8YJ

**Property Tenure:** Leasehold

Standing in this commanding elevated position that ensures a huge degree of privacy to the front along with allowing some truly fabulous views to the front is this incredible, four double, two bathroomed, bay windowed, Victorian villa style terraced. Having been transformed throughout to create this uber contemporary vibe that has been careful to retain the original period features, character and charm associated with a property from this era and effortlessly combined them with a fresh modern approach that is sure to be a hit with the both the professional couple and young family alike. With a double rear off shot, private garden and residents parking scheme to the front it's easy to say that viewing is absolutely essential to fully appreciate the size and style offer by this fabulous property. Located on this quiet residential road yet within a few short strolls of fashionable Sharrow Vale that offers an array of independent cafes, eateries and boutiques, hospitals, universities, central Sheffield are all close by and The Peak District is on the doorstep.



### PROPERTY FEATURES

- FOUR DOUBLE BEDROOMED VILLA STYLE TERRACE
- TWO BATH/SHOWER ROOMS PRIVATE GARDEN AND RESIDENTS PERMIT PARKING
- THREE INCREDIBLE FLOORS THAT TOTAL AN IMPRESSIVE 1,467 SQ FEET
- ELEVATED POSITION ENSURING PRIVACY AND STUNNING VIEWS
- PERFECT FOR THE FAMILY AND PROFESSIONAL COUPLE ALIKE
- OFSTED RATED EXCELLENT SCHOOL CATCHMENTS OF HUNTERS BAR AND HIGH STORRS SECONDARY
- HEART OF FASHIONABLE SHARROW VALE
- FINISHED INTERNALLY TO THE HIGHEST OF STANDARDS

