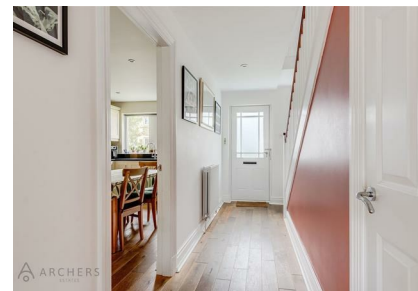


46 Tapton Mount Close, Broomhill, Sheffield, S10 5DJ
£560,000

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Council Tax Band: E

A stunning four double bedroom, two bathroom stone built semi-detached home which is located on this private, quiet cul-de-sac in Broomhill and enjoys accommodation over three levels. Perfect for families, this modern and stylish home is hidden away yet within close proximity to a wealth of shops, amenities and cafes in Broomhill and Crosspool. It is also within the catchment area of popular schools such as Lydgate, Tapton, King Edwards as well as being close to Sheffield High School for Girls, Westbourne and Birkdale. The property is also within close proximity to the Universities and Hospitals, and has regular bus routes nearby. Boasting larger than average rooms, modern fittings, two larger than average second floor bedrooms and a long driveway with detached double garage to the rear to name a few highlights. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, dining kitchen with modern fittings and a spacious living room. To the first floor there is a landing area, two double bedrooms, a shower room and a utility room. To the second floor there is a further landing area with access to the spacious loft storage area, two large bedrooms and a family bathroom. Outside, there is a lawn and driveway to the front which leads to the rear of the property, where there is a further private lawned garden and detached double garage. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band E.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads into a wide and inviting entrance hallway, which has a staircase rising to the first floor accommodation, front facing double glazed window, solid oak flooring, a radiator and useful storage cupboard. Doors lead to the dining kitchen and lounge.

Dining Kitchen

A spacious dining kitchen which has modern styled fitted wall and base units with a quartz worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven and grill unit, fridge freezer and a dishwasher, ample space for a dining table and chairs, solid wood flooring, a radiator and two front facing double glazed windows.

Living Room

A good sized living room which has two rear facing double glazed windows and a rear facing door leading to the garden. With solid wood flooring, a radiator and ample space for furniture.

First Floor Landing Area

A staircase ascends from the ground floor and leads to the first floor landing area, which is a bright and airy space having front and side facing double glazed windows, a radiator and wooden bannister rail. With doors to all rooms on this level and a further staircase rising to the second floor.

Bedroom Three

A double sized bedroom which has two front facing double glazed windows bringing much light into the room and a radiator.

Bedroom Four

The fourth bedroom is another double sized room which has two rear facing double glazed windows and a radiator.

Shower Room

A modern and stylish shower room which has a suite comprising of a shower enclosure, vanity wash basin and a low flush. With high quality tiled walls and flooring, a chrome towel radiator and underfloor heating.

Utility Room

A great addition to the property, the utility room is conveniently located on the first floor and has space for a washing machine and tumble dryer, a worksurface with storage units and a pedestal wash basin. With solid wood flooring and a rear facing double glazed window.

Second Floor Landing

A staircase ascends from the first floor and leads to the second floor landing area, which has doors leading to all rooms on this level and a loft hatch with drop down ladder gaining access to the roof space, which is boarded and offers excellent storage options.

Master Bedroom

A larger than average master bedroom which has a rear facing velux window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a radiator, front facing double glazed window and front facing velux window.

Family Bathroom

Another stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, underfloor heating and stylish tiling to the walls and floor.

Outside

To the front of the property there is a spacious lawn and a block paved driveway which leads down the side of the property to the rear, which has a gated entrance and has a private lawn, patio and direct access to the detached double garage.

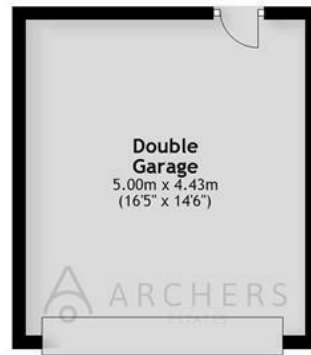
Detached Double Garage

A great addition to the property, offering ample storage space and having power/lighting and an up and over door.



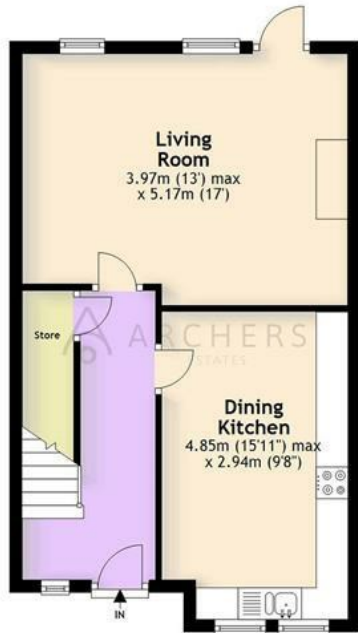
Outbuilding

Approx. 22.2 sq. metres (238.4 sq. feet)



Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Second Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 154.4 sq. metres (1662.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	