







6 Embankment Road

Broomhill • Sheffield • S10 1EZ

Guide price £450,000 - £475,000

Effectively extended, spacious 4-bedroom 1930's semi-detached family home located on a popular cul-de-sac in S10. Deceptively spacious and improved by recent owners to create stylishly presented versatile accommodation. Features a driveway offering off street parking and attractive enclosed rear garden. The property enters through a period style front door and outer porch into an impressive hallway complemented by varnished wood floor and panelled walls. There are 2 versatile reception rooms creating a great family space, bay fronted lounge with gas stove and rear sitting room, centred around a log burning stove and French doors which create a pleasant garden outlook. A single storey extension offers a spacious extended kitchen fitted with modern cream units, wood effect worktops and tiled splashbacks. Integrated appliances include double Zanussi oven, gas hob, extractor, freezer, dishwasher, washing machine and combination boiler. A walk-in pantry creates additional storage, and a further door leads to a ground floor guest bedroom incorporating ensuite shower room. The first floor comprises of 3 good sized bedrooms, 2 generously proportioned double bedrooms and a study equipped with built in storage and made to measure blinds. The fabulous modern bathroom features a white suite, freestanding bath, walk in shower, traditional radiator and towel rail plus fitted storage. Externally a driveway provides off street parking for 2 vehicles. At the rear an attractive garden includes a stone patio and raised lawn featuring sleepers, establishes hedges, trees and garden shed. Embankment Road gives you a cul-de-sac location, well-placed for local shops and amenities in Broomhill and Crookes, highly regarded schools, recreational facilities, public transport and access to the hospitals, universities, city centre, and the Peak District. Council Tax Band D Freehold



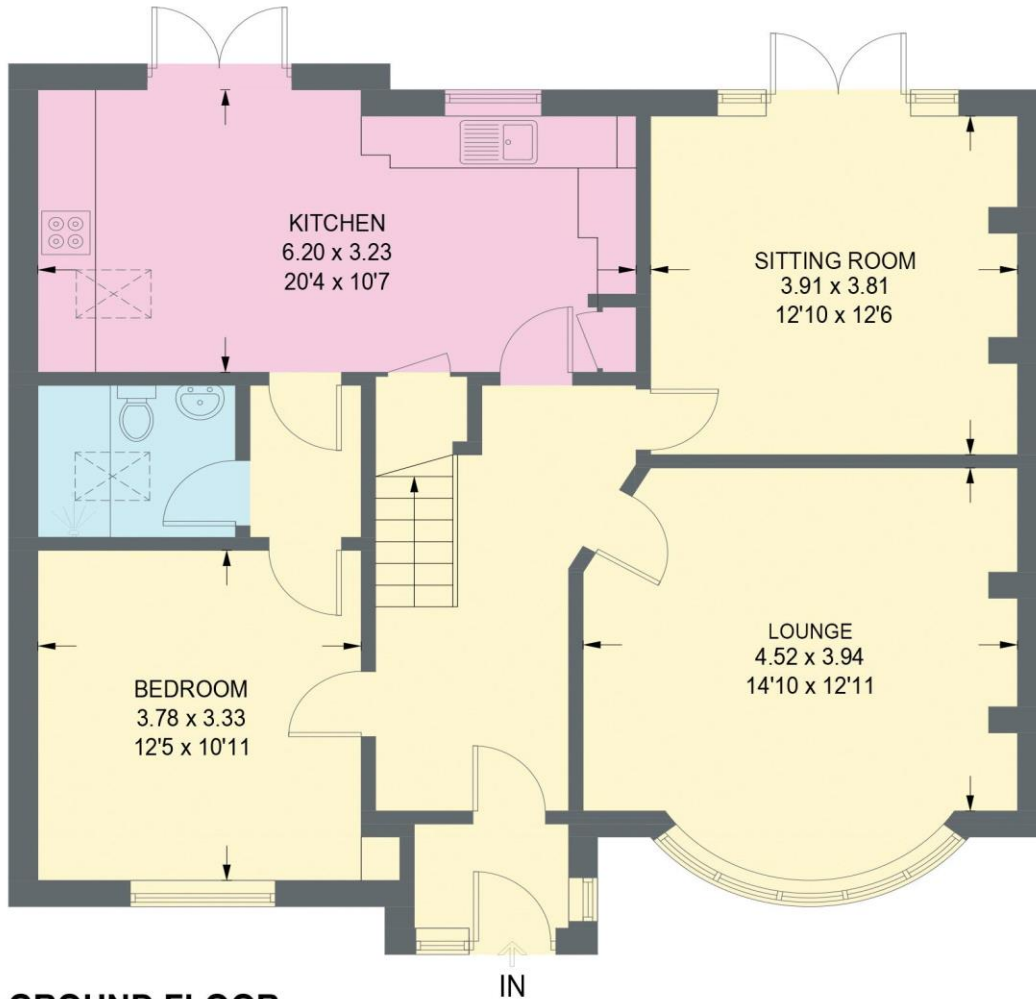


- 4 Bedrooms Semi Detached Family Home
- Effectively Extended
- Deceptively Spacious Flexible Accommodation
- Sought After Location in S10
- Excellent Transport Links
- Generous Kitchen & 2 Reception Rooms
- Stylish Modern Bathroom
- Driveway Providing Off Street Parking
- Leasehold 800 years 29/09/1933
- Council Tax Band D, EPC Rating TBC

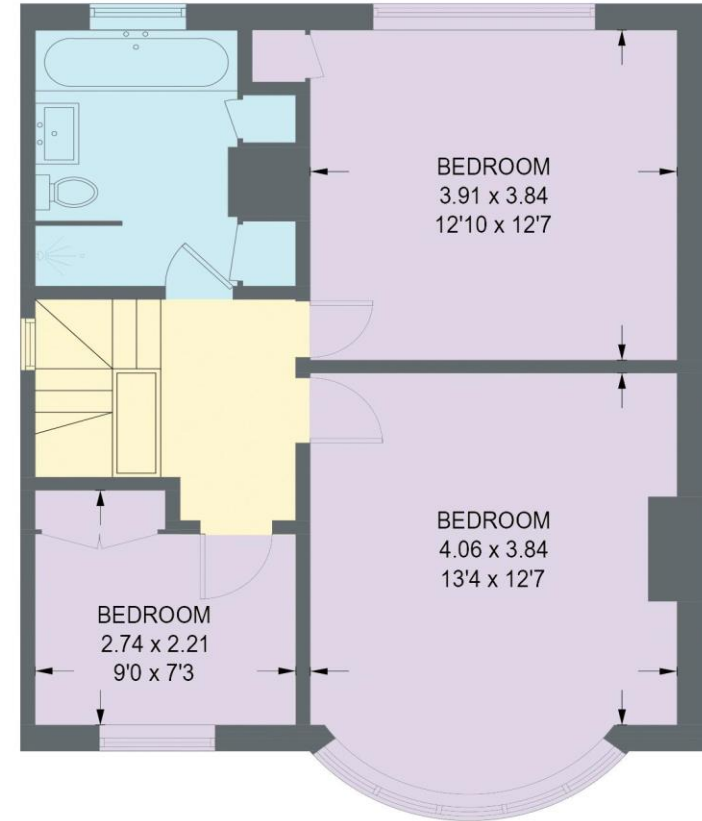


6 EMBANKMENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 144.6 SQ M / 1556 SQ FT



GROUND FLOOR
89.7 SQ M / 965 SQ FT



FIRST FLOOR
54.9 SQ M / 591 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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