







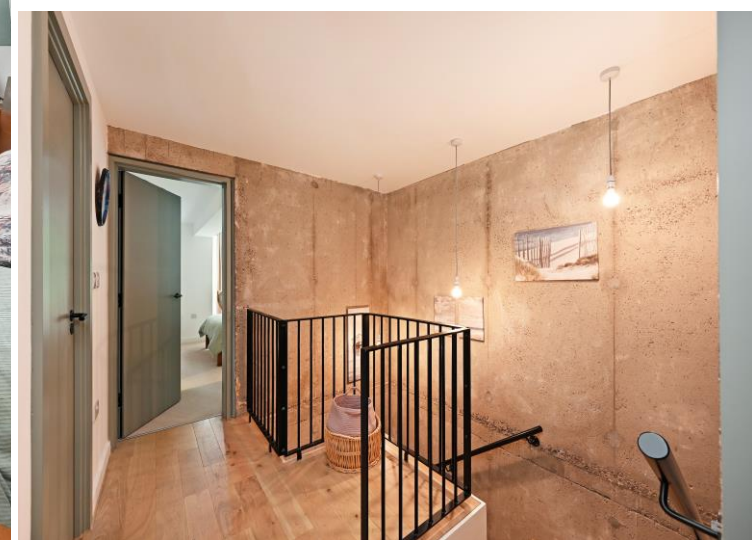
8 Rhodes Mews

Rhodes Street • Park Hill • S2 5GR

Guide Price £270,000 - £280,000

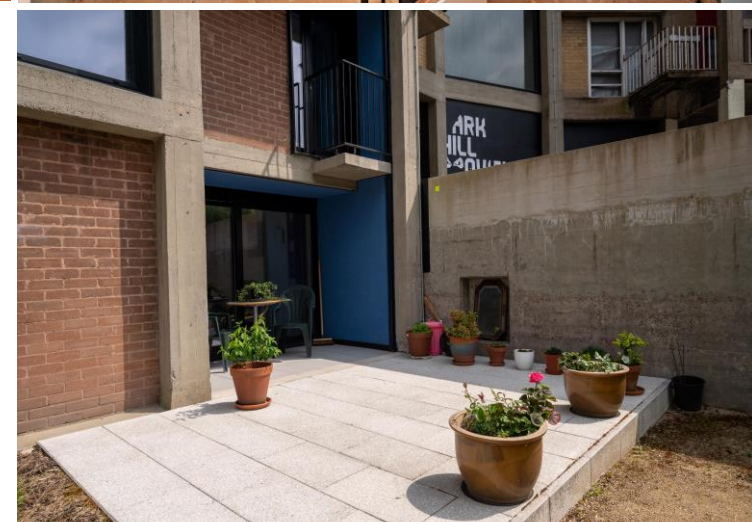
Situated in the iconic development of Park Hill is this fabulous, unique 2 double bedroom and 2 bathroom Townhouse featuring a south facing patio. Retains the original character of the property, whilst giving it a contemporary design and modern feel. Measuring an impressive 1015sq ft arranged over 2 levels. Features a private south facing patio creating a superb outlook and enclosed communal garden shared between 8 townhouses. The property benefits from electric heating, double glazing, and the option of parking spaces available for rent. The dual aspect open plan living space creates a seamless link from entering the property into a bright and airy dining area, through the kitchen, to the south facing lounge, which opens directly onto a private patio, offering a pleasant outlook. A spacious, flexible living area filled with natural light. The kitchen is fitted with sleek, modern white units with solid ply worktops, and integrated appliances, including an oven, electric hob, fridge freezer, dishwasher, and washing machine. The first-floor features two good sized double bedrooms, the main L shaped bedroom overlooks the communal garden complemented by a single balcony and en-suite shower room. The bathroom is partially tiled and equipped with a modern 3-piece white suite and contrasting floor. Car parking spaces are available for rent. Despite its close proximity to the city centre, there are numerous green spaces and cycle routes very close by, including Sheaf Valley Park. Park Hill is ideally located in the heart of the city with excellent transport links and amenities including a local tram stop and the main line train station.





- TOWNHOUSE within Iconic Park Hill
- Larger Size Measuring 1015 sq.ft
- 2 Double Bedrooms and 2 Bathrooms
- 2 Reception Rooms
- Larger Garden Terrace

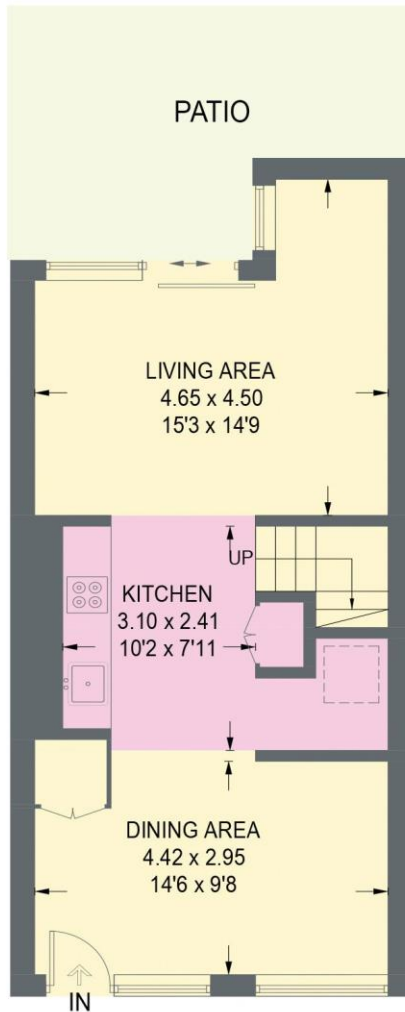
- South Facing Aspect
- Lawned Gardens shared between 8 Townhouses
- Service Charge approx £2000pa
- Car Parking Available to Rent
- Council Tax Band B, EPC Rating D



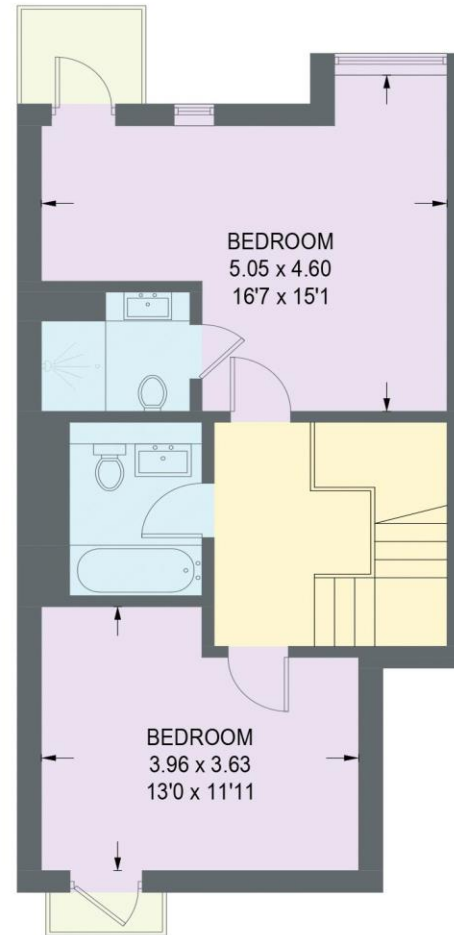


8 RHODES MEWS

APPROXIMATE GROSS INTERNAL AREA
94.3 SQ M / 1015 SQ FT



GROUND FLOOR
44.5 SQ M / 479 SQ FT



FIRST FLOOR
49.8 SQ M / 536 SQ FT

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



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