



7 Fairfield Heights, 274 Fulwood Road

Sheffield

Guide Price £175,000 - £185,000

7 Fairfield Heights

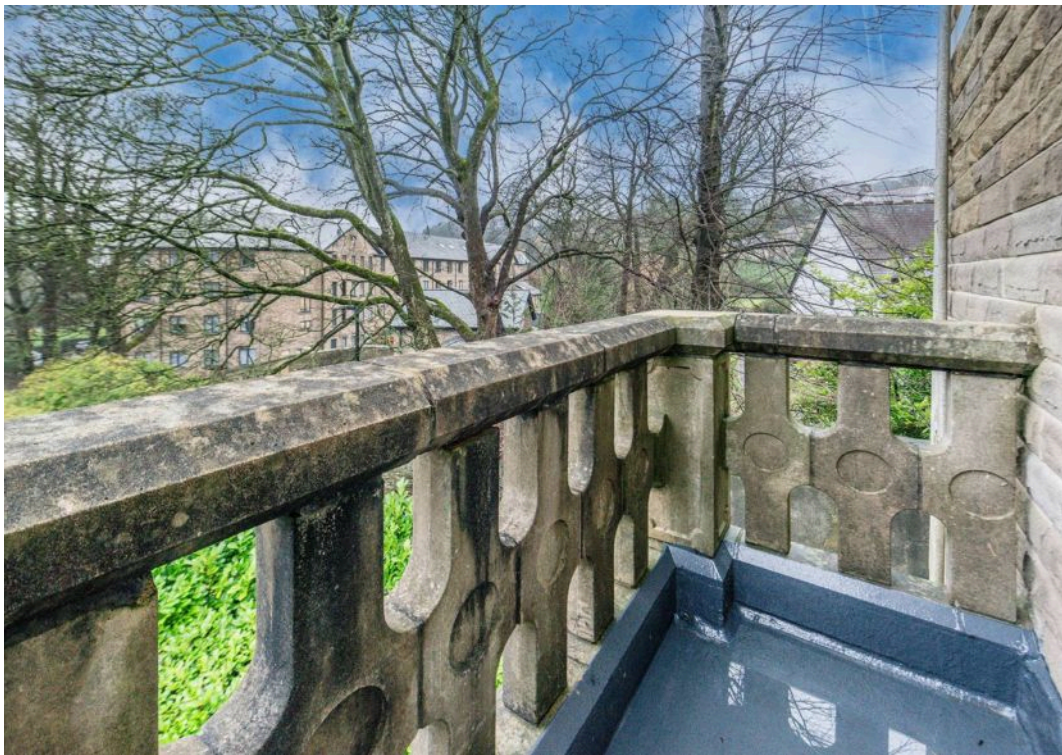
Sheffield

This spacious and light two bedroom second floor apartment forms part of an attractive stone built residential development in the heart of ultra Broomhill, offering a unique opportunity as the only apartment in the building to benefit from a private balcony accessed directly from the sitting room (perfect for enjoying exceptional views across the city skyline and beyond). The property is set back from Fulwood Road with private driveway access, providing a sense of privacy and exclusivity, while secure intercom entry and a resident lift to all floors ensure convenience and peace of mind. The accommodation comprises two generously sized bedrooms, a bright and airy sitting/dining room with balcony access, a modern fitted kitchen, and a well-appointed bathroom, all presented with scope for personalisation and value enhancement.

Council Tax band: C Tenure: Leasehold

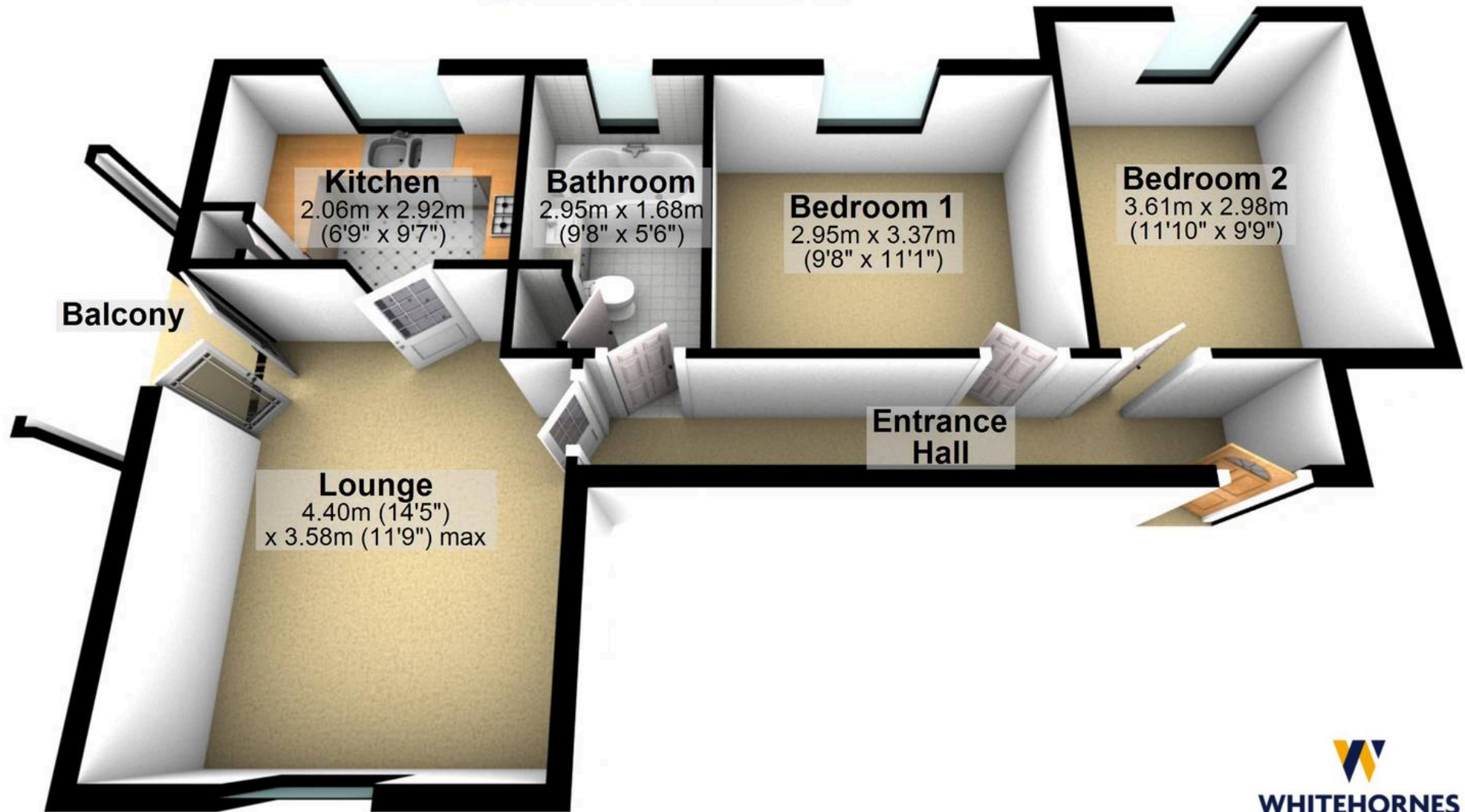
- SPACIOUS AND LIGHT TWO GOOD SIZED BEDROOM SECOND FLOOR APARTMENT
- OFFERING THE ONLY APARTMENT IN THE DEVELOPMENT TO BENEFIT FROM A PRIVATE BALCONY ACCESSED FROM THE SITTING ROOM
- FORMING PART OF THIS SUPERB STONE BUILT RESIDENTIAL DEVELOPMENT IN THE HEART OF BROOMHILL
- PRIVATE DRIVEWAY ACCESS SET BACK FROM FULWOOD ROAD WITH SOME EXCEPTIONAL VIEWS
- SECURE INTERCOM ACCESS RESIDENT LIFT TO ALL FLOORS ALLOCATED NUMBERED PARKING BAY AND AMPLE VISITOR BAYS
- WALKING DISTANCE TO THE ROYAL HALLAMSHIRE AND CHILDREN'S HOSPITAL ALONG WITH UNIVERSITY CAMPUS





Third Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

7 Fairfield Heights, 274 Fulwood Road


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