

- **Attractive double fronted Grade II Listed freehold residence**
- **Prime location in the heart of Sheffield's University and Hospital sector**
- **Accommodation over three floors offering high ceilings**
- **Listed building consent granted for attic and basement conversions turning this house into a potential 5 bed, 4 bath property with a study**
- **Consent includes internal alterations, rooflights and opening in rear garden wall for parking access**
- **Previously let by the university of Sheffield as student residential accommodation from the 1990s until 2019**
- **Excellent potential offered**

**Ground Floor**

Reception hallway  
Sitting room 4.65m x 3.58m  
Dining kitchen 4.61m x 4.10m

**Lower Ground Floor**

Utility room 4.26m x 3.88m  
Under stairs store

**Front basement****First Floor**

Landing  
Front bedroom one 3.53m x 4.56m  
Rear bedroom two 4.11m x 3.08m  
Front bedroom three 2.61m x 2.15m  
Bathroom/WC 3.34m x 2.05m

**Outside**

Forecourt & garden  
Further rear garden area with access to lower ground floor

**Planning**

Listed Building Consent was granted by Sheffield CC on the 25th June 2021 for "Attic and basement conversions, including internal alterations, new rooflights, new rear doors and window" Ref 21/01554/LBC. Full details can be seen at <https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=suimary&keyVal=QR1G4NNYGOL00>

**Tenure**

Freehold

**EPC Rating D**

A full copy of the EPC will be available to view via our website

**VIEWING**

Strictly by appointment with the auctioneers 01142760151 or [reception@markjenkinson.co.uk](mailto:reception@markjenkinson.co.uk)

**SOLICITORS**

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