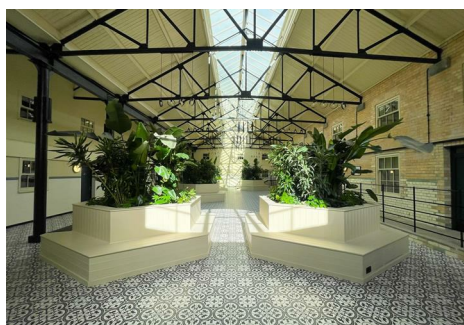
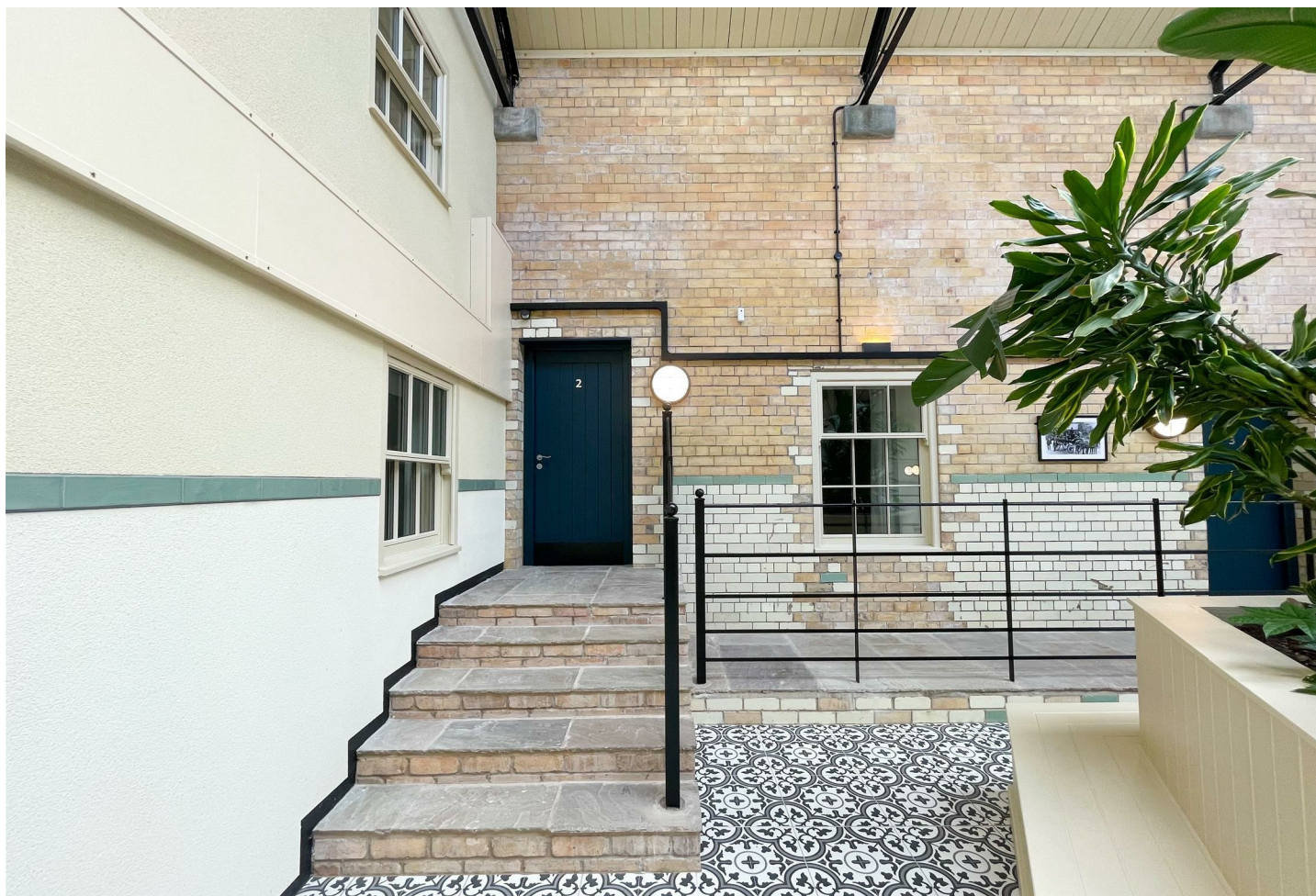




No.2 Old Bradfield Waterworks, Bradfield, S6

£1,950 Per Calendar Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIORS
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £1950PCM
- COUNCIL TAX TBC
- LUXURY 3/4 BED DUPLEX
- OPEN PLAN LIVING SPACE
- CHARMING VILLAGE LOCATION
- BOND - £2250

20 Mill Lee Road, Sheffield S6 6HN

A uniquely designed corner plot property, benefitting from a versatile and spacious layout, including open-plan living accommodation and three well-proportioned bedrooms to the first floor, along with an en-suite shower room and family bathroom. A flexible additional room on the ground floor offers the option of a separate lounge or fourth bedroom.

In brief, the property comprises an entrance hall, ground floor bedroom or separate lounge, useful WC/utility room, and a fully equipped open-plan kitchen, dining, and living area. Stairs rise to the first floor, where there are three good-sized bedrooms, including a principal bedroom with en-suite shower room, as well as a modern family bathroom.



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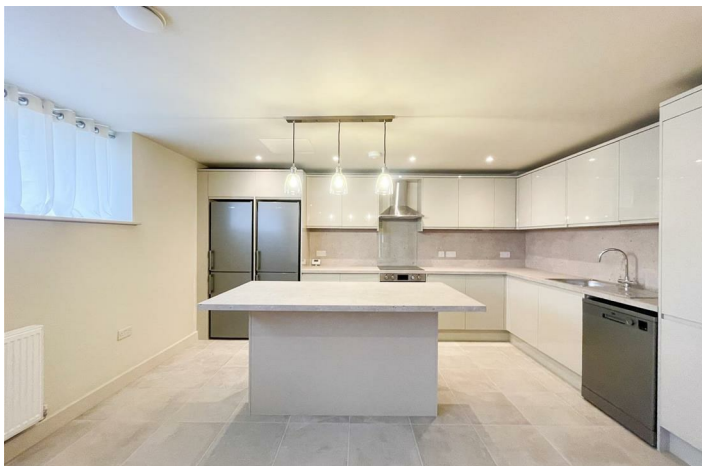


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Council Tax Band: New Build



COMMUNAL ENTRANCE

Access to this residence which spans two floors is via the secure resident exclusive use central soaring Moorish inspired atrium complete with tiled mosaic floors and winter garden planters.

ENTRANCE HALLWAY

The front door opens into a spacious entrance hallway, finished in muted dove grey Porcelanosa tiling, creating an immediate sense of style and quality. For added security and peace of mind, there is a dedicated video entry system positioned inside the front door, along with a burglar alarm.

The hallway is further enhanced with recessed spotlights and a central heating radiator, while solid doors provide access to all ground floor rooms. Stairs rise to the first floor, completing this well-presented and welcoming entrance space.

LOUNGE/ GROUND FLOOR BEDROOM

Accessed off the hallway, the lounge features a soft carpeted floor and an interesting array of windows, all fitted with made-to-measure blinds. An ample skylight further enhances the space, allowing natural daylight to flood the room, with solar-operated blind control providing privacy and comfort in the evenings.

The room is well-proportioned and inviting, with central heating radiators and a ceiling light point completing this bright yet cosy living space.

OPEN PLAN LIVING SPACE

Further along the hallway, one of the many solid oak tongue-and-groove internal doors opens into a spacious kitchen diner, beautifully appointed with sleek contemporary slab-style cabinetry. A central breakfast bar, complemented by chrome pendant lighting overhead, provides flexible dining and social space for everyday living and entertaining alike.

The dining area is finished with solid oak flooring, flowing seamlessly into the kitchen space where Porcelanosa tiled flooring adds both style and practicality. Integrated appliances include twin full-height fridge freezers, a double electric oven with extractor above, dishwasher, and single sink, while an excellent range of cabinets and

drawers ensures all storage requirements are met with ease.

Wide aspect windows at eye level are dressed with sheer organza blinds, allowing natural light to flood the room whilst maintaining privacy for occupants, whilst also enjoying pleasant views over the beautifully manicured planting to the front of the property. The room further benefits from a large full-height understairs storage cupboard, recessed spotlights, and central heating radiators, creating a highly practical yet elegant living and entertaining space.

UTILITY / WC

The final ground floor room, accessed from the hallway, reveals a useful guest WC with basin and heated towel rail, providing both convenience and additional drying space. Integrated within this room is a practical laundry area, complete with washing machine, tumble dryer, and fitted cabinetry, creating an efficient and well-organised workspace for everyday laundry tasks. Finished with Porcelanosa tiled flooring, recessed spotlights, and an extractor fan, this is a highly functional and thoughtfully designed space.

STAIRS & LANDING

Softly carpeted stairs rise to the spacious first-floor landing, from which the bedrooms are accessed. The landing is finished with recessed spotlights and a central heating radiator, creating a warm and welcoming transition between the rooms.

BEDROOM ONE

The principal bedroom is beautifully bright, benefiting from an array of windows, while being thoughtfully dressed with blackout blinds and curtains to ensure uninterrupted rest. The room further features soft carpet flooring, a central heating radiator, ceiling light point, and a solid door leading through to the en-suite shower room.

EN-SUITE

The en-suite is finished in a calming contemporary style and features Porcelanosa tiled flooring, a WC, and a basin with mixer tap. A full-height heated towel rail adds both comfort and practicality, while the corner shower is fitted with both fixed and adjustable shower heads to provide an exceptional showering experience tailored to individual preference. Panelled walls to the wet areas,

recessed spotlights, and an extractor fan complete this stylish and well-appointed space.

BEDROOM TWO

From the landing, the second double bedroom enjoys a large window overlooking the village, allowing for an abundance of natural light, and is dressed with bespoke richly lined curtains. Soft carpeting underfoot enhances the sense of warmth and comfort, while the room is generously proportioned to accommodate either a double or king-size bed with ease.

All bedrooms have been thoughtfully designed for both comfort and practicality, featuring luxurious fitted blackout blinds or curtains to ensure a peaceful night's rest, soft carpets underfoot, ceiling spotlights, central heating radiators, TV points, and conveniently positioned double power sockets throughout.

BEDROOM THREE

The third double bedroom is calm and soothing, finished in a serene colour palette and enjoying a lovely outlook over the village through a large window, complete with a made-to-measure Roman blackout blind.

All bedrooms have been thoughtfully designed for both comfort and practicality, featuring luxurious fitted blackout blinds or curtains to ensure a peaceful night's rest, soft carpets underfoot, ceiling spotlights, central heating radiators, TV points, and conveniently positioned double power sockets to each room.

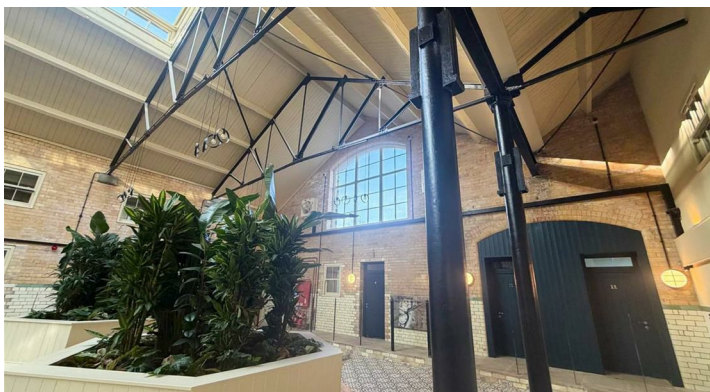
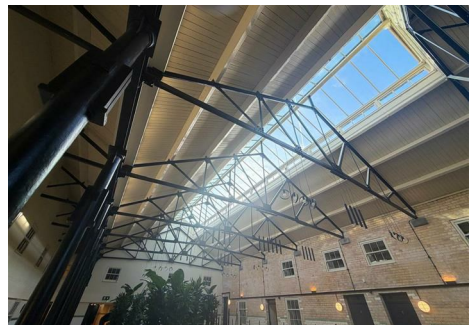
FAMILY BATHROOM

The family bathroom is located on the first floor and is beautifully appointed in an elegant bronze colour palette. Stylish and practical, it features Porcelanosa tiled flooring, a contemporary WC and basin, a full-height chrome heated towel rail, and a heated illuminated mirror. A full-size bath with shower over provides flexible bathing options to suit modern family living. Finished with panelled walls to the wet areas, recessed spotlights, an extractor fan, and a window allowing for excellent natural light and ventilation, this is a refined and well-designed space.

OUTSIDE

Externally the residence benefits from access to the communal gardens, two dedicated car parking spaces in the secure off road gated car park, cycle parking, and paid access to vehicle charging points on site.







Directions

Viewings

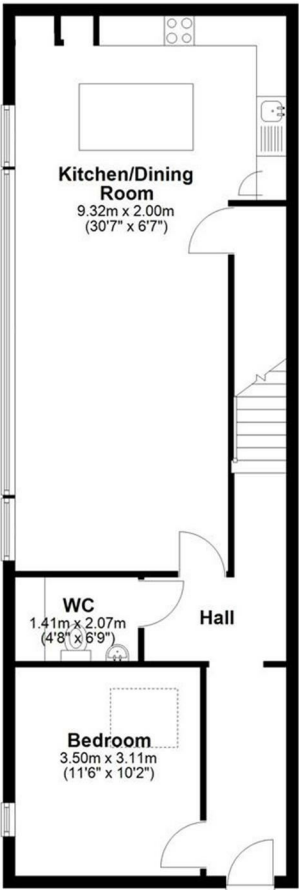
Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

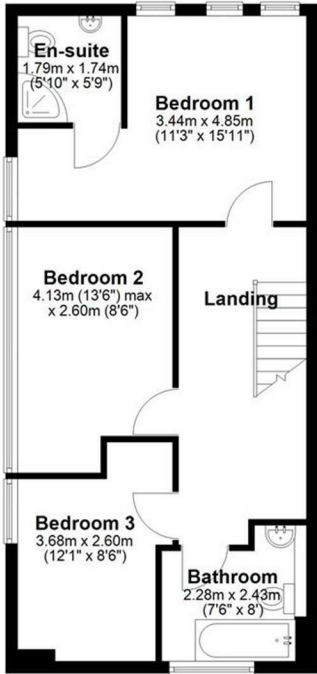
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 66.7 sq. metres (717.3 sq. feet)



Approx. 52.5 sq. metres (564.3 sq. feet)



Total area: approx. 118.2 sq. metres (1272.3 sq. feet)