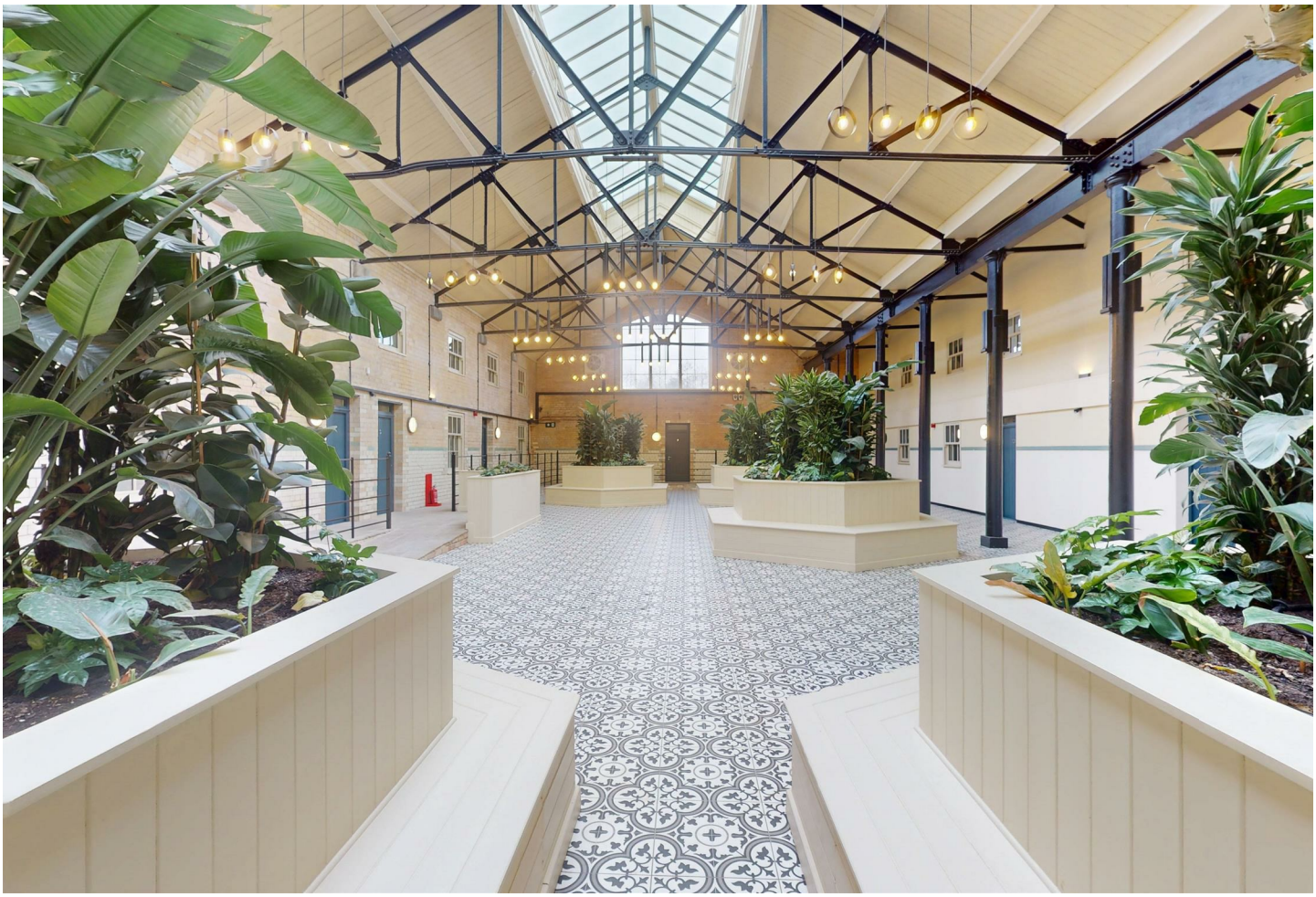
UNITED UH HOMES









No.12 Old Bradfield Waterworks, Bradfield, S6

£1,700 Per Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIORS
- EXCLUSIVE THIRD FLOOR MULTI-USE SPACE
- CHARMING VILLAGE LOCATION
- BOND - £1961
- LUXURY 4 BED TOWNHOUSES
- SEPERATE GENEROUS LOUNGE
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £1700PCM
- COUNCIL TAX TBC

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060
adminsheffield@utdhomes.co.uk
www.utdhomes.co.uk

No.12 Old Bradfield Waterworks, Bradfield, S6

Once home to the villages historic waterworks with Victorian elements dating back to 1912, this remarkable conversion blends industrial heritage with modern sophistication. Behind the immaculately restored dressed stone and lofty arched windows lie a collection of luxurious apartments and spacious family homes — each designed to celebrate the building's character while offering contemporary elegance and comfort.

High ceilings, exposed beams, and original architectural details meet sleek interiors, bespoke fittings, and luxurious amenities. The result is a rare fusion of history and modern living — a place where craftsmanship, design, and heritage flow together beautifully.

Apartments 12–15 are four-bedroom townhouses arranged over three floors. The ground floor features a separate modern kitchen/diner and a generous rear lounge, also benefiting from a useful WC/utility room.
The first floor comprises three bedrooms and a stylish family bathroom. The top floor, exclusive to these three-storey apartments, offers a distinctive and versatile space ideal for additional storage, a spacious home office, or an occasional room.

4 2 1 C

Council Tax Band: New Build







GRAND COMMUNAL ENTRANCE & HISTORIC HUB

This grand entrance perfectly marries luxury living with the authentic character of the Waterworks' industrial past. Towering ceilings are accentuated by exposed steel beams and pillars, beautifully illuminated by natural light streaming through skylights and enhanced by carefully curated industrial-style lighting.

Original Victorian exposed brickwork and tiled-trimmed walls pay homage to the building's heritage, while modern hardwood heritage interior doors and double-glazed windows provide contemporary comfort and efficiency.

APARTMENT ENTRANCES

The apartment entrance welcomes you with tiled flooring and Farrow & Ball painted walls, creating a clean and inviting first impression. Central heating radiators ensure warmth from the moment you step inside, while LED lights provide bright, efficient lighting.
Hardwood doors offer secure access to all rooms, complemented by practical storage cupboard to keep your living space organised and clutter-free.

MODERN SPACIOUS KITCHEN/DINER

The kitchen is thoughtfully designed with a variety of wall units, base cabinets and drawer units, and is equipped with a high-quality stainless steel sink, drainer and tap, paired with an integrated electric oven and four-ring hob for a seamless cooking experience. A sleek worktop and splashback perfectly complement the cabinetry to create a stylish, cohesive and distinctive look. Practicality is key, with designated space and plumbing for a dishwasher and fridge/freezer, ensuring every kitchen is as functional as it is beautiful.

GENEROUS LOUNGE

Enjoy a generous living area designed for relaxation and gatherings. The lounge features tasteful wooden flooring, offering both warmth and style underfoot.
Comfort is ensured year-round with an efficient central heating radiator, while abundant natural light floods the room through a hardwood heritage double-glazed window. A carefully positioned ceiling light point adds the perfect ambient glow, creating an inviting atmosphere for every occasion.

WC / UTILITY ROOM

Thoughtfully designed with modern comfort and style in mind, featuring a pedestal toilet and hand wash basin. A heated towel rail and freshly painted walls add elegance and spotlights illuminate the space, while an extractor fan ensures excellent ventilation throughout. Dedicated space and plumbing are provided for a washing machine and dryer, allowing you to create a convenient, fully functional utility area tailored to your needs.

1ST FLOOR STAIRS & LANDINGS

The property features a carpeted staircase, complemented by freshly painted walls, a sturdy handrail and a classic bannister. A central heating radiator ensures warmth and comfort throughout. An abundance of natural light from large hardwood double-glazed window and artificial lighting. Stylish solid doors provide access to all rooms completing the refined look of this transitional space.

DOUBLE BEDROOM ONE

The room features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment.
A central heating radiator ensures warmth, while a ceiling light point creates ambient lighting. Natural light fills the room through heritage hardwood double-glazed window to the rear elevation, enhancing the airy feel.

STYLISH EN-SUITE

The en-suite bathroom features tasteful panelled finishes, creating a modern and calming atmosphere. It includes a pedestal WC, hand wash basin, and a spacious shower with a glass screen door.
A heated towel rail adds a touch of luxury and comfort, while spotlights and an extractor fan ensure bright illumination and effective ventilation, creating a fresh and inviting space.

DOUBLE BEDROOM TWO

The room features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment.
A central heating radiator ensures warmth, while a ceiling light point provides flexible, ambient lighting. Natural light fills the room through a internal heritage hardwood double-glazed window.

SINGLE BEDROOM THREE

The room features soft carpet flooring and freshly painted

walls, creating a welcoming and restful environment. A central heating radiator ensures warmth, while a ceiling light point provides ambient lighting. Natural light fills the room through a heritage hardwood double-glazed window to the rear elevation, enhancing the airy feel.

LUXURY BATHROOM

The bathroom features sophisticated panelled finishes, complemented by freshly painted walls in coordinating tones. It includes a classic three-piece suite comprising a panelled bath with an overhead shower and glass screen, a hand wash basin, and a pedestal WC. Additional touches of luxury include a heated towel rail, a heated and illuminated mirror, elegant tiled flooring, a ceiling light point, and an extractor fan, providing both comfort and style in every detail.

2ND FLOOR STAIRS & LANDING

A further carpeted staircase, complemented by freshly painted walls, a sturdy handrail and a classic bannister, provides access to additional space. A central heating radiator ensures warmth and comfort throughout. Natural and artificial light combine beautifully, with a ceiling light point and an integral hardwood double-glazed window enhancing the area. This versatile space offers excellent potential for storage or could be transformed into a home office.

EXCLUSIVE THIRD FLOOR MULTI-USE SPACE

Available only within the three-storey apartments, this distinctive area offers versatile potential, making it ideal for additional storage, a spacious home office, or an occasional room. Flooded with natural light from large hardwood double-glazed window, the space is bright and inviting. Original exposed metal beams add character and a touch of industrial heritage, beautifully contrasting with the soft carpet flooring and freshly painted walls. Wall lights and ceiling light points provide flexible illumination, enhancing the room's welcoming and functional atmosphere.

ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

Residents can enjoy a beautifully landscaped communal garden featuring Yorkstone slabbed pathways leading to each communal entrance, bordered by vibrant flower beds and well-maintained shrubs that create a peaceful, welcoming environment. An electric gated carpark is conveniently available, adding ease for residents with vehicles. For added security and convenience, all apartments benefit from a modern video call entry system, allowing residents to control access with confidence and ease.











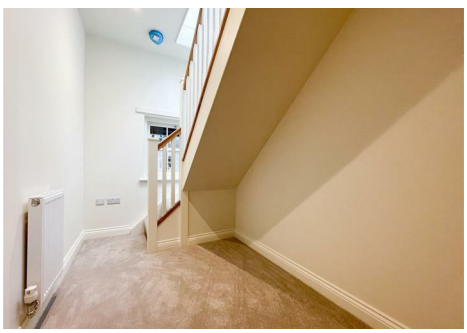




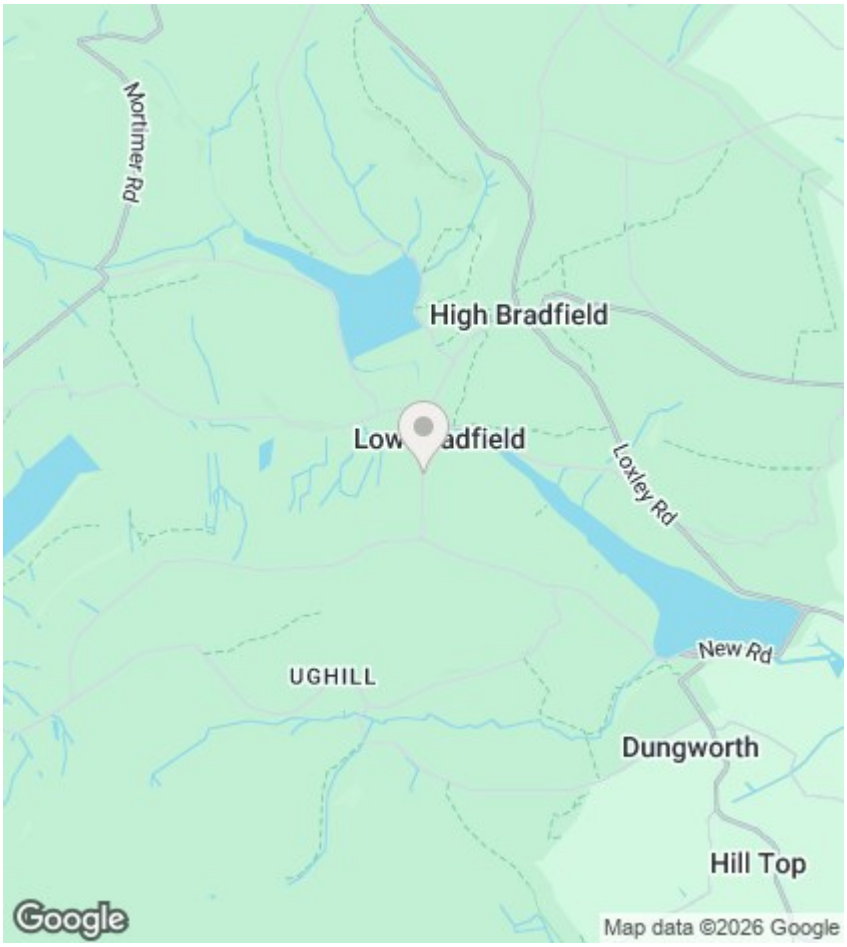












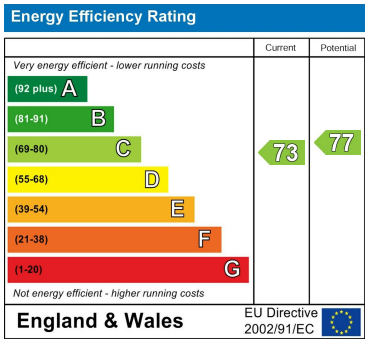
Directions

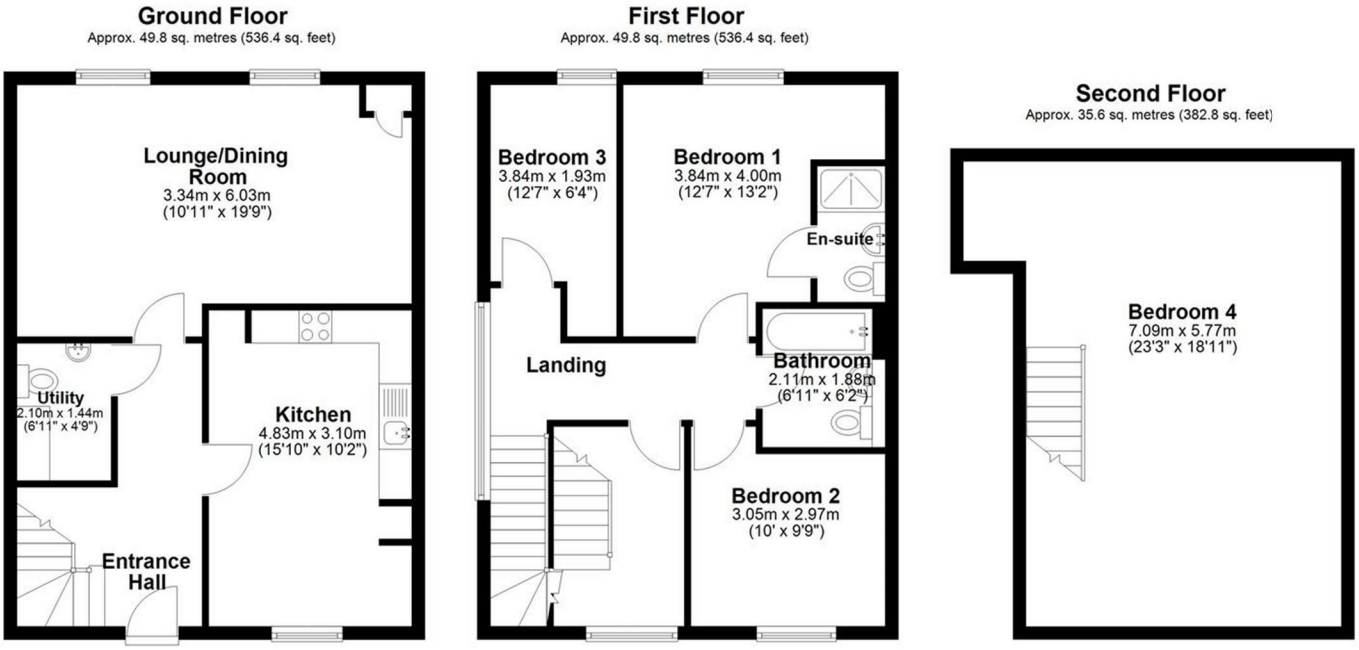
Viewings

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

EPC Rating:

C





Total area: approx. 135.2 sq. metres (1455.7 sq. feet)

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060
adminsheffield@utdhomes.co.uk
www.utdhomes.co.uk