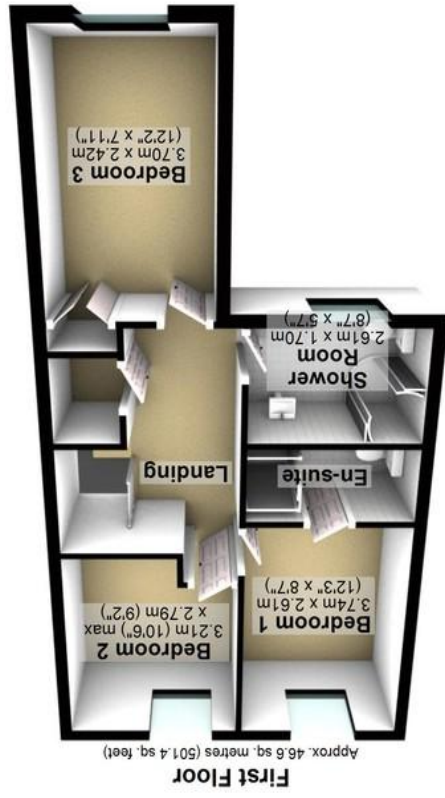


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

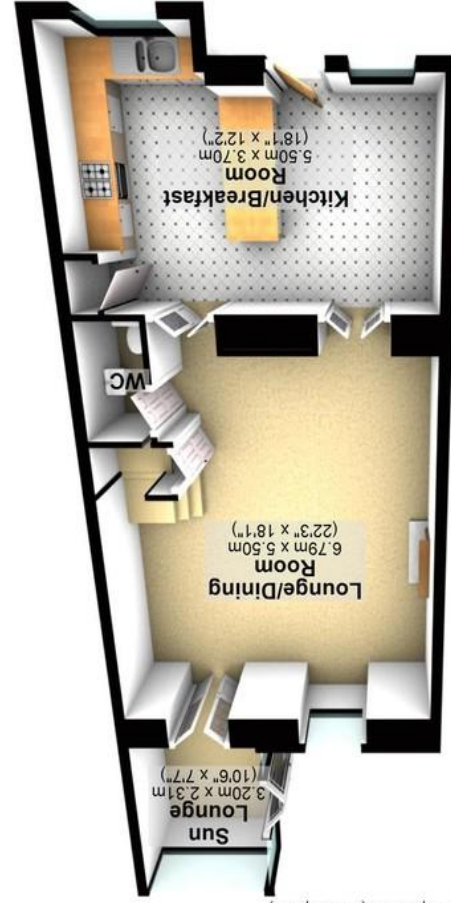
www.epc4u.com

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



All measurements are approximate
Plan produced using PlanUp

Total area: approx. 128.0 sq. metres (1377.4 sq. feet)





2 Mayfield Heights Brookhouse Hill | Fulwood | Sheffield | S10 3TT

Property Tenure: Leasehold

An absolutely stunning, immaculately presented and very well proportioned three bedroomed, two bathroomed, town house style property. Accessed via a private driveway and set back from the road the property forms part of this exclusive development in the very heart of ultra popular Mayfield valley. Having been finished to the highest of standards by the current vendors with absolutely no expense spared to create this contemporary and light feel that has been cleverly reconfigured on the ground floor to create this unique layout that really needs to be viewed to be fully appreciated. Enjoying some truly spectacular views to the rear over the open fields and valley beyond number 2 also benefits from a private single garage, rear private terraced garden and fabulous additional communal gardens for the use of residents. With accommodation arranged over two floors that total an impressive 1,377 sq feet this property is pitch perfect for the professional couple, those looking to down size or family market.



PROPERTY FEATURES

- THREE BEDROOMED TOWN HOUSE PROPERTY
- PRIVATE DRIVEWAY ACCESS SET BACK FROM THE ROAD
- HEART OF ULTRA POPULAR MAYFIELD VALLEY
- FULWOOD VILLAGE AMENITIES ON THE DOOR STEP
- PRIVATE DEVELOPMENT WITH COMMUNAL GARDENS
- UNIQUE INTERNAL LAYOUT TO THE GROUND FLOOR
- INCREDIBLY SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO FLOORS THAT TOTAL 1,377 SQ FEET
- CONTEMPORARY FEEL AND RECENTLY MODERNISED
- INCREDIBLE VIEWS TO THE REAR OVER THE OPEN COUNTRYSIDE

