



15 Wigfull Road

Sheffield, South Yorkshire



Blenheim
Park Estates

Exterior and Gardens

15 Wigfull Road is set behind a stone wall, which has wrought iron balustrades above. To the front of the property, there is a cobbled driveway that provides parking for one vehicle and has exterior lighting. Access can be gained to the main entrance door and right side of the property.

To the right side of the property, a stone flagged path gives access to the dining kitchen. Stone steps with a wrought iron balustrade and hand rails lead down to the rear of the property.



A Substantial Four Bedroomed Home
and One Bed Self-Contained Flat





Entrance Hall
A welcoming entrance hall boasting traditional features. Having a coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator, deep skirtings and pine flooring. A timber door opens to the lounge and a wide opening gives access to the dining kitchen.



15 Wigfull Road

Welcome to 15 Wigfull Road

15 Wigfull Road is a substantial detached residence that is well-suited for a family and is ideally located within walking distance to Ecclesall Road and the Sheffield Botanical Gardens. A basement conversion completed by the current owner has resulted in a versatile one bedroomed self-contained flat, which lends itself for accommodating dependants or guests, or potential for rental use.

This wonderful home spans three floors, with the independently accessible flat beneath, and showcases a wealth of character features from its late Victorian roots, such as sash windows, coved ceilings and deep skirtings. A traditional entrance hall featuring the original staircase welcomes you into the property, and connects to a homely bay windowed lounge and dining kitchen. Transformed into a cohesive, open plan space for everyday living, the dining kitchen is finished to a high standard and incorporates a large central island, solid granite work surfaces and integrated Miele appliances. Four well-proportioned bedrooms are arranged over the first and second floors, along with a sizeable family bathroom, a separate wet room and a shower room.

To the front of the home is a cobbled driveway that provides parking for one vehicle and to the rear is a easily maintainable seating terrace which also allows access to the flat.

The property is located in a highly sought-after area, with convenient access to the amenities of Ecclesall Road, which include a variety of shops, restaurants, public houses, cafes and bars. There are many opportunities within a short distance of the home for enjoying the outdoors, such as the Sheffield Botanical Gardens, Endcliffe Park and Bingham Park. For education and healthcare professionals, Sheffield's main private and NHS hospitals and university campuses are reachable within a short commute. Additionally, there is a range of highly regarded schooling available in the surrounding areas.

The property briefly comprises of on the ground floor:
Entrance hall, lounge, dining kitchen and utility cupboard.

On the first floor: Landing, family bathroom, bedroom 2, master bedroom and wet room.

On the second floor: Landing, shower room, bedroom 4 and bedroom 3.

Self-Contained Flat: Accessed externally and comprising a living kitchen, bedroom, shower room and storage cupboard.

Ground Floor
A heavy timber door with obscured glazed panels and a matching arched panel above opens to the:

Entrance Hall
A welcoming entrance hall boasting traditional features. Having a coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator, deep skirtings and pine flooring. A timber door opens to the lounge and a wide opening gives access to the dining kitchen.

Lounge
14'1 x 14'1 (4.30m x 4.28m)
A homely reception room with a front facing timber glazed bay window with fitted shutters, coved ceiling and a pendant light

point with a decorative ceiling rose. Also having a picture rail, central heating radiators, deep skirtings and pine flooring. The focal point of the room is the fireplace, which houses a log burner and has an ornate timber mantel and a marble hearth.

Dining Kitchen
22'7 x 14'1 (6.89m x 4.29m)
A fabulous open plan dining kitchen with a rear facing timber glazed sash window and rear and side facing timber double glazed windows, all with fitted shutters. The dining kitchen has a coved ceiling, pendant light points with decorative ceiling roses, central heating radiator, telephone point, deep skirtings and tiled flooring. A cupboard to one corner of the room houses the boiler. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, matching upstands, under-counter lighting and plinth lighting. A large central island provides seating for up to three chairs and incorporates a matching granite work surface, a pop-up power point and an inset 2.0 bowl Blanco sink with a Grohe chrome mixer tap. There is an Ilve range cooker with a four-ring gas hob, griddle, two ovens and an extractor fan above. The integrated appliances include a Miele fan assisted oven, a Miele compact oven, a Miele warming drawer, a Miele dishwasher and a Siemens full-height fridge/freezer. A timber door opens to a utility cupboard. A timber door with a double glazed panel and a matching panel above also opens to the right side of the property.



Lounge
14'1 x 14'1 (4.30m x 4.28m)
A homely reception room with a front facing timber glazed bay window with fitted shutters, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a picture rail, central heating radiators, deep skirtings and pine flooring. The focal point of the room is the fireplace, which houses a log burner and has an ornate timber mantel and a marble hearth.



A Wonderfully Spacious
Reception Room





Dining Kitchen

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An Open Plan Dining Kitchen
with High-Quality Appliances





15 Wigfull Road



Providing Generously Proportioned Accommodation over Three Floors, Plus a Self-Contained Flat and Featuring a Wealth of Character

Utility Cupboard

Having a wall mounted light point, space/provision for a washing machine and tiled flooring.

From the entrance hall, a staircase with a walnut hand rail, timber balustrading and carpet stair rods rises to the:

First Floor

Landing

Having a side facing timber glazed sash window with a fitted shutter, coved ceiling, pendant light point, dado rail and deep skirtings. Timber doors open to the family bathroom, bedroom 2, master bedroom and a wet room. A timber door also opens to a staircase rising to the second floor.

Family Bathroom

A large family bathroom with a rear facing timber glazed obscured sash window, extractor fan, recessed lighting, pendant light point, partially tiled walls, heated towel rail, illuminated vanity mirror and tiled flooring. The focal point of the room is the decorative cast iron fireplace with a timber mantel and hearth. There is a suite in white, which comprises of a low-level WC and a Burlington wash hand basin with a chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To either side of the fireplace are fitted storage cupboards with shelving.

Bedroom 2

14'6 x 11'0 (4.43m x 3.36m)

A spacious double bedroom, incorporating rear facing timber double glazed windows with fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.

Master Bedroom

14'1 x 13'9 (4.30m x 4.20m)

A generously sized master bedroom with front facing timber glazed sash windows with fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.

Wet Room

Being fully tiled and having a front facing timber double glazed obscured window, recessed lighting, chrome heated towel rail and a wash hand basin with a chrome mixer tap and a vanity mirror above. There is a wet

room style shower area with a fitted rain head shower.

From the landing, a timber door opens to a staircase with a timber hand rail, which rises to the:

Second Floor

Landing

Offering space for a study area, the landing has a side facing timber double glazed window with a fitted shutter, flush light point and a central heating radiator. Doors open to the shower room, bedroom 4 and bedroom 3.

Shower Room

Having a Velux roof window, recessed lighting, extractor fan, two fitted mirrors, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Duravit low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one corner, there is a shower enclosure with a fitted Gainsborough shower and a glazed screen/door. Access can also be gained to the eaves.

Bedroom 4

11'3 x 6'9 (3.44m x 2.05m)

Having a Velux roof window, flush light point and a central heating radiator.

Bedroom 3

10'10 x 8'4 (3.30m x 2.53m)

Having a front facing timber glazed sash window, wall mounted light point and a central heating radiator. Access can be gained to the eaves.

Exterior and Gardens

15 Wigfull Road is set behind a stone wall, which has wrought iron balustrades above. To the front of the property, there is a cobbled driveway that provides parking for one vehicle and has exterior lighting. Access can be gained to the main entrance door and right side of the property.

To the right side of the property, a stone flagged path gives access to the dining kitchen. Stone steps with a wrought iron balustrade and hand rails lead down to the rear of the property.

To the rear, there is a stone flagged seating terrace with exterior lighting, a water tap, external power points and raised planters. Access can be gained to the self-contained flat.

Master Bedroom

14'1 x 13'9 (4.30m x 4.20m)

A generously sized master bedroom with front facing timber glazed sash windows with fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.





Bedroom 2
14'6 x 11'0 (4.43m x 3.36m)

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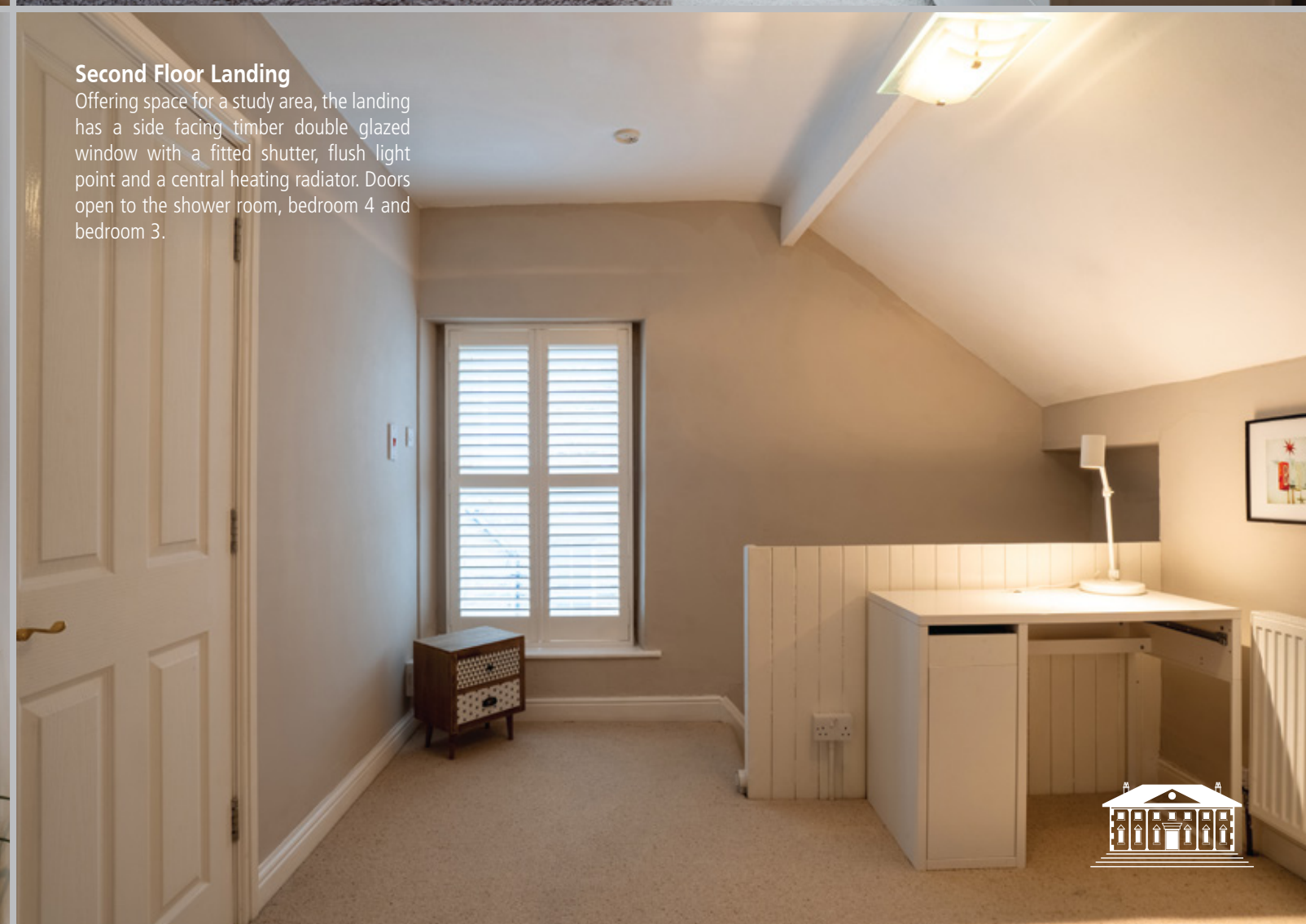


Bedroom 3
10'10 x 8'4 (3.30m x 2.53m)

Having a front facing timber glazed sash window, wall mounted light point and a central heating radiator. Access can be gained to the eaves.



Wet Room
Being fully tiled and having a front facing timber double glazed obscured window, recessed lighting, chrome heated towel rail and a wash hand basin with a chrome mixer tap and a vanity mirror above. There is a wet room style shower area with a fitted rain head shower.



Second Floor Landing
Offering space for a study area, the landing has a side facing timber double glazed window with a fitted shutter, flush light point and a central heating radiator. Doors open to the shower room, bedroom 4 and bedroom 3.

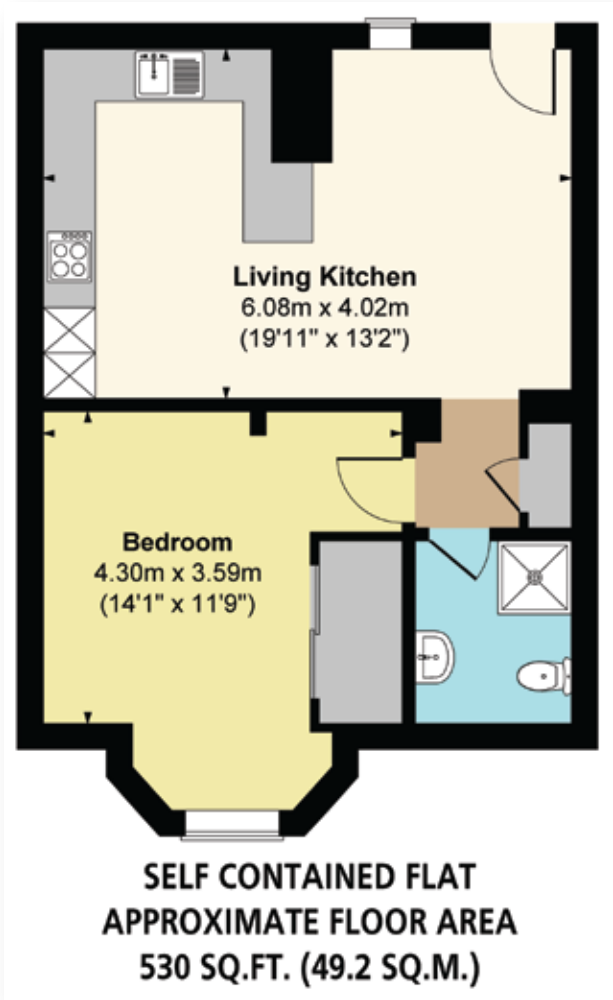
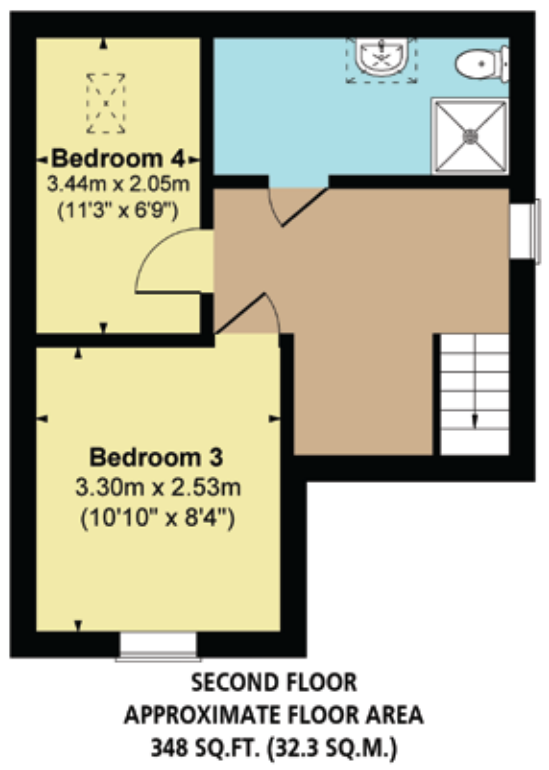
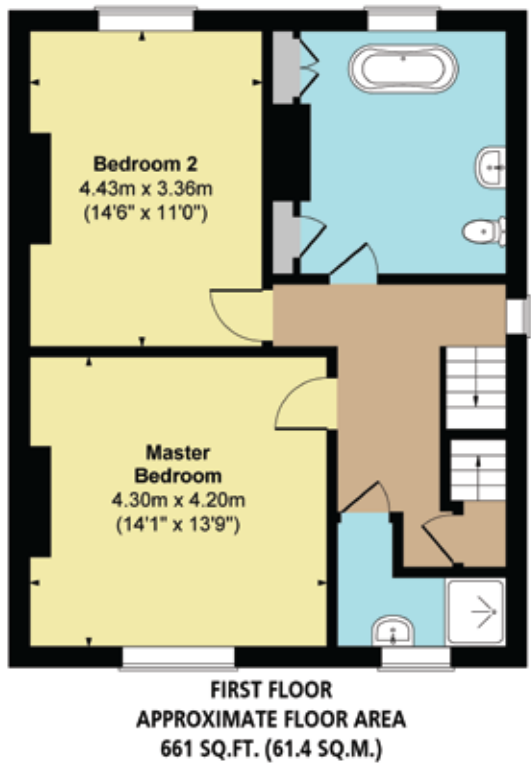
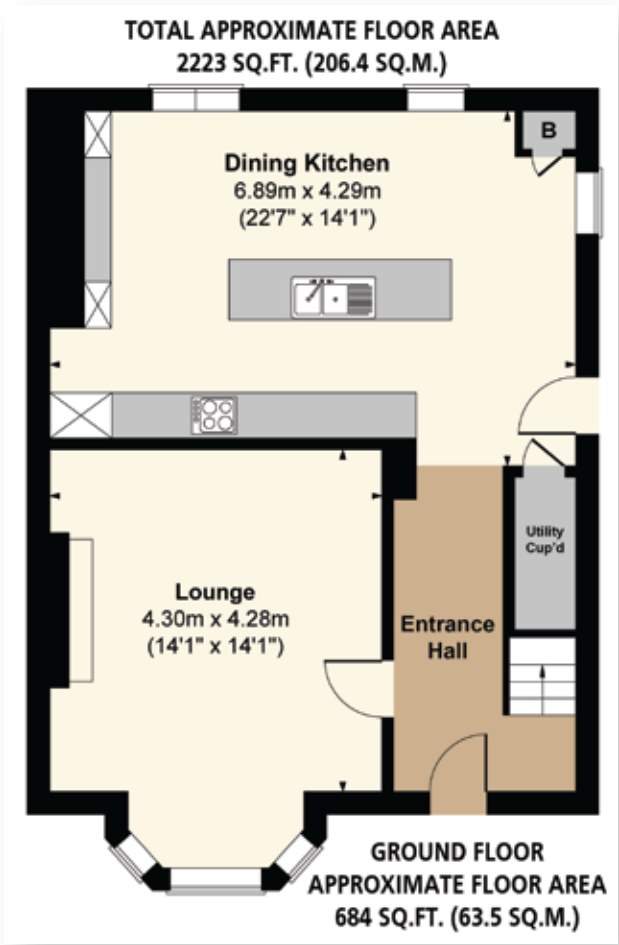




Family Bathroom

A large family bathroom with a rear facing timber glazed obscured sash window, extractor fan, recessed lighting, pendant light point, partially tiled walls, heated towel rail, illuminated vanity mirror and tiled flooring. The focal point of the room is the decorative cast iron fireplace with a timber mantel and hearth. There is a suite in white, which comprises of a low-level WC and a Burlington wash hand basin with a chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To either side of the fireplace are fitted storage cupboards with shelving.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



15 Wigfull Road

Located within Walking Distance to Ecclesall Road, Botanical Gardens and Endcliffe Park

Self-Contained Flat

A composite entrance door with a double glazed obscured panel opens to the:

Living Kitchen

19'11 x 13'2 (6.08m x 4.02m)

Living Area

Having a rear facing UPVC double glazed window, flush light points and timber effect flooring with under floor heating.

Kitchen Area

Having recessed lighting and timber effect flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl Blanco stainless steel sink with a chrome mixer tap. A separate work surface extends to provide seating for two chairs. The integrated appliances are by Siemens and include a four-ring induction hob with an extractor hood above, two fan assisted ovens, a fridge and a freezer.

There is also space/provision for an automatic washing machine and a tumble dryer. A cupboard houses the Vokera boiler.

From the living kitchen, oak doors open to the bedroom, shower room and storage cupboard.

Bedroom

14'1 x 11'9 (4.30m x 3.59m)

A double bedroom with a front facing UPVC double glazed window, recessed lighting and timber effect flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging and shelving.

Shower Room

A modern shower room with recessed lighting, extractor fan, fully tiled walls, fitted vanity mirror and timber effect flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a brushed gold mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted rain head shower and a glazed screen/door.

Shower Room

Having a Velux roof window, recessed lighting, extractor fan, two fitted mirrors, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Duravit low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one corner, there is a shower enclosure with a fitted Gainsborough shower and a glazed screen/door. Access can also be gained to the eaves.



First Floor Landing

Having a side facing timber glazed sash window with a fitted shutter, coved ceiling, pendant light point, dado rail and deep skirtings. Timber doors open to the family bathroom, bedroom 2, master bedroom and a wet room. A timber door also opens to a staircase rising to the second floor.





Exterior and Gardens Continued

To the rear, there is a stone flagged seating terrace with exterior lighting, a water tap, external power points and raised planters. Access can be gained to the self-contained flat.

A Low-Maintenance Garden
with a Stone Flagged Terrace





Self-Contained Flat

Living Kitchen

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Living Area

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Tenure Details: The lease term is 800 years from 25 December 1888, therefore there are 663 years remaining. The ground rent is £7 per annum.

Council Tax Band: E

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is moderate.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves/Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Guide Price £700,000 - £775,000