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Cornish Street
Kelham Island
Sheffield
S6 3AR



A gorgeous 2-bed in the fashionable Kelham Island District: Cornish Street.

This home has a wonderfully airy attic room and generous living and dining spaces.





Time to explore:

Cornish Street stands in the vibrant Kelham Island district, slightly north of Sheffield's city centre. There are a staggering range of benefits to this location, including excellent transport links into the city and elsewhere via Penistone Road and the Shalesmoor bus routes. From this spot you can access a huge variety of shops, dining and entertainments within the area, including the Kelham Arcade, Peddlers Market and the ever-popular skate park. There is no shortage of greenery either, with Stanley Fields and the Ponderosa nearby. Cornish Street is particularly fortunate for occupying such a scenic spot on the bank of the river don, with gorgeous leafy trees and Kelham Island's renowned red brick industrial aesthetic in abundance. This lovely home even includes an allocated parking space, making it ideal for commuters.



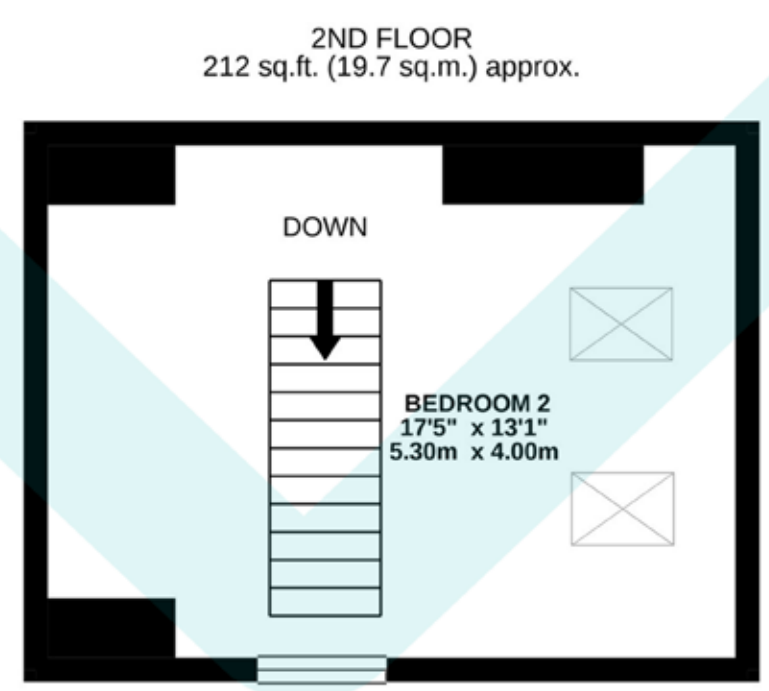
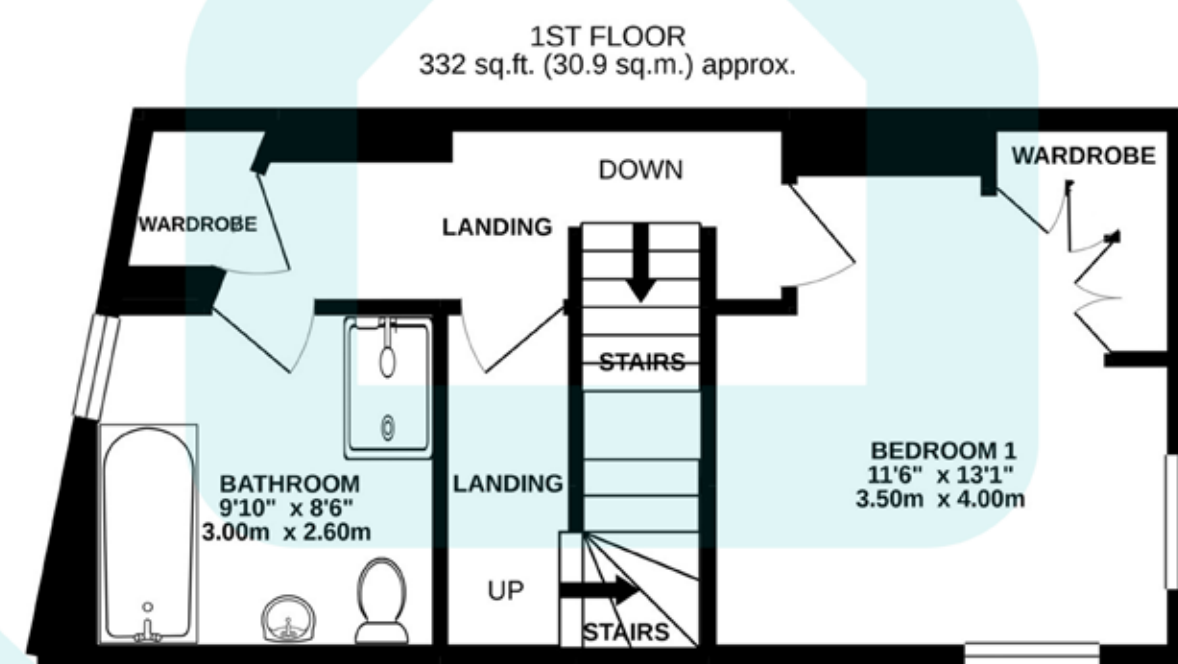
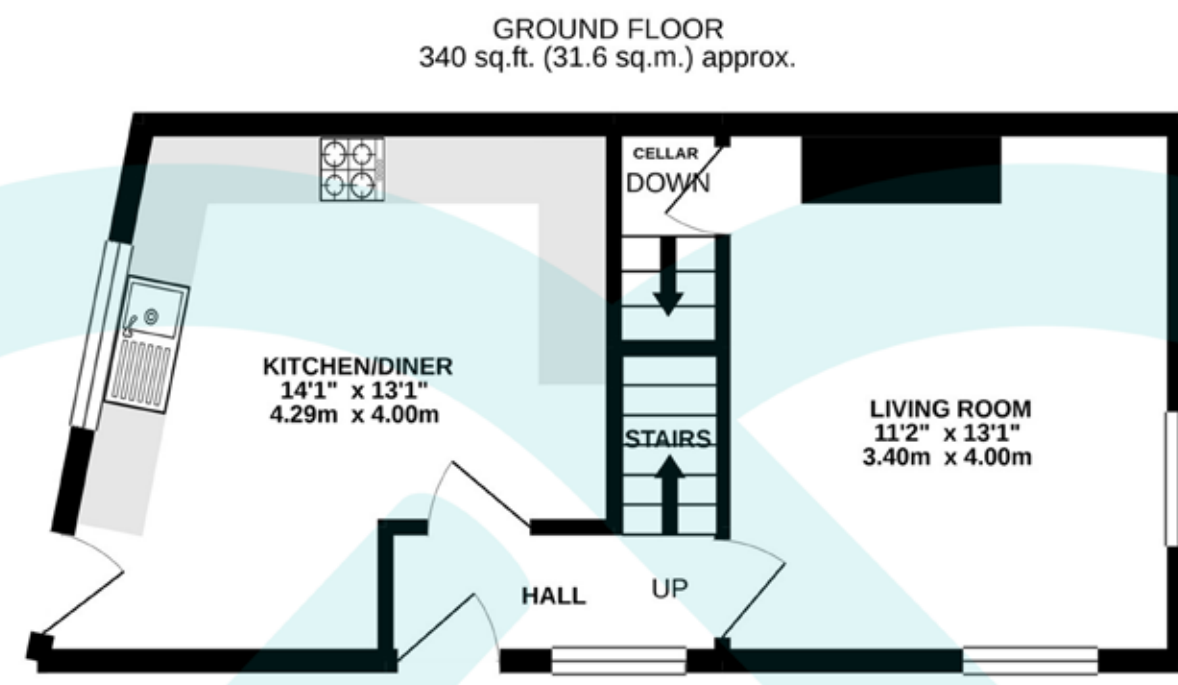
Step inside your new home:

Cornish Street is a generous two-bed arranged across three floors, with wonderful attention to detail throughout. The ground floor opens onto an entrance hall. Straight ahead is the kitchen/diner, generous in size thanks to its diagonal layout. It contains sleek metal fittings, lots of units and space for dining, and even room for utilities. To the right of the hall is the lovely living room, boasting elegant neutral décor and wooden flooring. There is plenty of space for furniture, making this an ideal spot to unwind. From here you can access the cellar, ideal for storage. The first floor comprises bedroom 1 and a four-piece suite. Bedroom 1 is a sizeable double with a large L-shaped fitted wardrobe. The four-piece suite is immaculately fitted with stylish design. Upstairs is the immense second bedroom, with two skylights making it a wonderfully bright bedroom or even hobby space.









TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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