



## 85 Clarkehouse Road, S10 2LG £1,395 Per Calendar Month

A beautifully refurbished and exceptionally spacious three-double-bedroom apartment, perfectly positioned in one of Sheffield's most sought-after residential locations—just a minute's walk from the stunning Botanical Gardens. Offering an impressive blend of character features and contemporary finishes, this first-floor home presents an ideal opportunity for professionals or sharers seeking style, tranquility, comfort and convenience.

The apartment has been thoughtfully updated throughout, showcasing bright and airy interiors enhanced by large windows and elegant décor. The generous living space features a stunning vaulted ceiling with exposed timber beams, plush new carpeting and ample room for both relaxation and entertaining. Flooded with natural light from dual skylights, the lounge exudes a warm and welcoming atmosphere.

The open-plan kitchen is equally impressive, fitted with sleek cabinetry, modern appliances including a fridge-freezer, gas hob, electric oven and washing machine, and finished with attractive subway tiling. A spacious dining area allows for comfortable hosting and everyday dining.

All three bedrooms are well-proportioned doubles, offering flexibility for those needing space for guest rooms, dressing areas or a dedicated home office. The newly refurbished bathroom has been completed to a high standard, featuring a luxurious three-piece suite, contemporary tiling, a stylish vanity unit and a bright, modern finish.

Additional benefits include gas central heating, double glazing throughout and tasteful part-furnished provisions. The apartment is ideally situated close to an excellent range of local amenities, cafés, shops and frequent bus routes into Sheffield city centre. Its proximity to the Botanical Gardens adds further appeal, offering beautiful green space for morning walks, weekend relaxation or simply enjoying nature moments from your doorstep.

Offered on a 6–12 month tenancy, this refined and stylish home now available.



Ground Floor



Floor 1

Approximate total area<sup>m</sup>

870 ft<sup>2</sup>  
80.9 m<sup>2</sup>

Reduced headroom

82 ft<sup>2</sup>  
7.6 m<sup>2</sup>

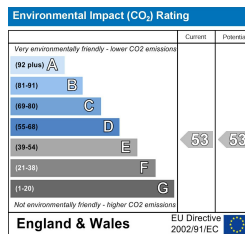
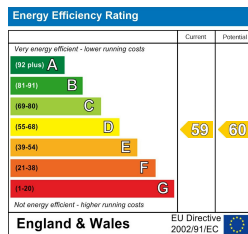
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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