



Broomgrove Road, Sheffield S10 2NA

Guide Price £180,000

****Guide Price £180,000 - £200,000****

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN, this beautifully presented, 2 bedroomed, top floor flat located in this popular residential area close to Ecclesall Road, Sharrow Vale, The Botanical Gardens and within walking distance to Sheffield City Centre. In brief the property comprises: communal entrance, entrance hallway, lounge, kitchen, two bedrooms, bathroom and communal gardens. A viewing is advised to appreciate the standard of accommodation on offer.

Tenure: Leasehold



Entrance

Upon entering through the obscure glass UPVC door, you are greeted by an inviting entrance hallway. This space features a further oak glass door leading to the hallway and is complemented by carpeted flooring.

Bedroom Two

10'4" x 9'5" (3.16m x 2.88m)

This front-facing bedroom offers carpeted flooring and central heating radiator. It features an oak door, UPVC double-glazed window with shutters providing enhanced privacy.

Bathroom

7'1" x 5'2" (2.17m x 1.59m)

The modern bathroom boasts a sleek three-piece suite comprising a bath with chrome taps and a thermostatic shower overhead, a vanity sink with chrome taps, and a low flush WC. The space is finished with fully tiled walls and floor, a chrome heated towel rail, and a convenient storage cupboard housing the combination boiler.

Bedroom One

10'4" x 11'3" (3.17m x 3.43m)

A good sized and neutrally decorated principal bedroom featuring carpeted flooring, a central heating radiator, oak door, and UPVC double-glazed windows with shutters.

Lounge

10'9" x 17'6" (3.28m x 5.34m)

The spacious lounge is a highlight of the property, featuring an oak door, carpeted flooring, and a central heating radiator. A large rear-facing UPVC double-glazed window with shutters floods the room with natural light, creating a bright and airy atmosphere ideal for relaxing and entertaining.

Kitchen

7'2" x 10'9" (2.19m x 3.29m)

The modern kitchen is designed with a range of cream wall and base units, contrasted by wood-effect worktops incorporating a four-ring gas hob and a 1½ bowl stainless steel sink and drainer. It is fully equipped with an integrated electric oven, extractor fan, and microwave. Additional features include: cushioned flooring, a breakfast bar, central heating radiator, an oak door with glass, and ample space for a fridge/freezer, making this kitchen both stylish and practical.

Outside

Outside there are pleasant communal gardens.



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Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



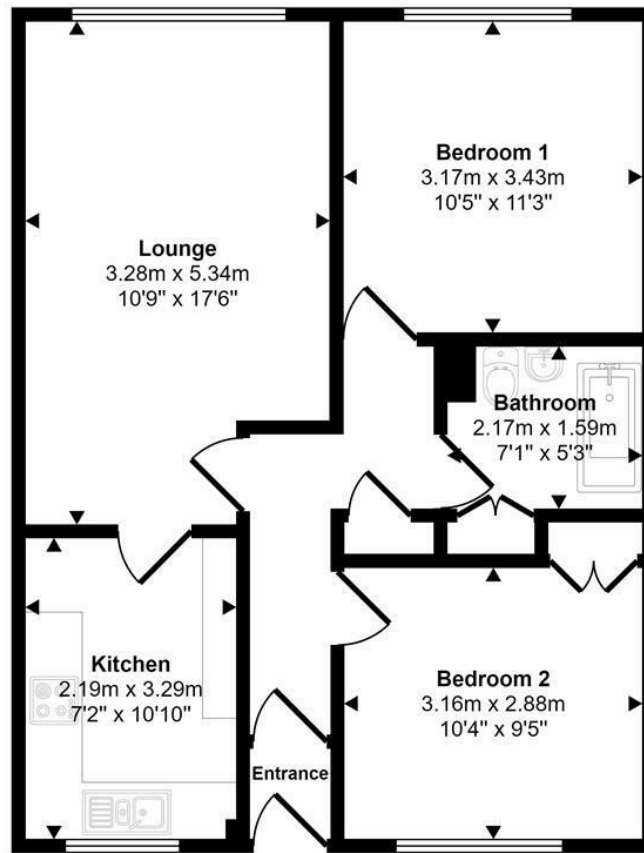
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Approx Gross Internal Area
57 sq m / 616 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
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