



Tadcaster Road, Sheffield S8 0RA

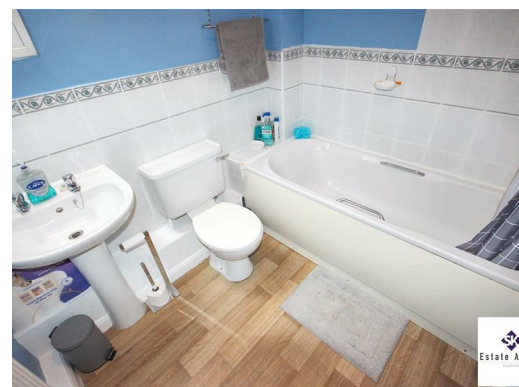
Guide Price £130,000

Guide Price £130,000 - £140,000

SK Estate Agents are pleased to offer to market for sale and with NO ONWARD CHAIN, this two bedroomed second floor apartment which is situated in this popular development located in the popular area of Woodseats, close to a range of shops, excellent transport links and amenities. Ideally suited for first time buyers, investors or those looking to downsize, the accommodation comprises: lounge, kitchen, two bedrooms, bathroom, and gas central heating throughout.

A viewing is highly advised to appreciate the standard of accommodation on offer.

Tenure: Leasehold



Entrance Hallway

Entry through front facing communal entrance door, having secure intercom system and a well maintained communal stairwell.

A further entry door provides access into the apartment hallway which features laminate flooring and a useful storage cupboard.

Kitchen

9'10" x 7'11" (3.02m x 2.43m)

A well presented kitchen having a good range of fitted wall and base units with contrasting worktops incorporating sink and drainer with mixer tap. Benefiting from fan assisted oven, four ring gas hob, and space and plumbing for washing machine and fridge/freezer. Having laminate flooring, UPVC double glazed window, and housing the combination boiler.

Lounge

10'2" x 13'6" (3.12m x 4.14m)

Good sized lounge having front facing UPVC double glazed window, gas central heating radiator and laminate flooring.

Bedroom One

11'10" x 7'10" (3.61m x 2.41m)

Large rear facing principal bedroom having carpeted flooring, UPVC double glazed window and gas central heating radiator.

Bedroom Two

8'10" x 5'10" (2.70m x 1.80m)

Further rear facing bedroom having carpeted flooring, UPVC double glazed window and gas central heating radiator.

Bathroom

5'11" x 6'10" (1.82m x 2.10m)

Part tiled bathroom fitted with white suite comprising: bath with electric shower over, pedestal wash hand basin and low flush WC. Having laminate flooring, gas central heating radiator and UPVC double glazed Velux window.

Outside

Having allocated car parking space.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

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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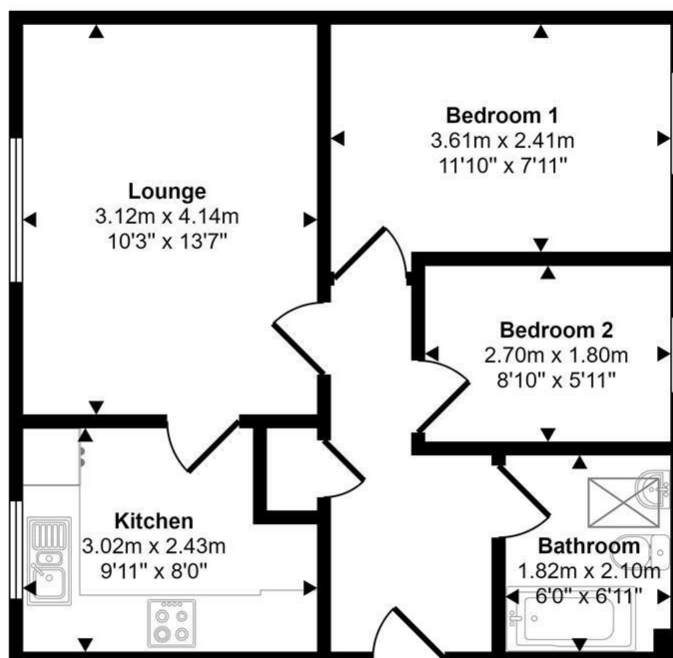
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Approx Gross Internal Area
46 sq m / 492 sq ft



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		
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