



Norfolk Park Road, Sheffield S2 3QE

Guide Price £140,000

Guide Price £140,000 - £160,000

SK Estate Agents are delighted to offer For Sale this beautifully presented 2 bedroom top floor apartment comprising: spacious open plan living/dining/kitchen with integrated appliances, two double bedrooms, bathroom and entrance hallway. Benefiting from secure allocated parking space, intercom entry and lift access. Situated off Norfolk Park Road, and ideally located within walking distance to Sheffield city centre and Sheffield train station. Located close to Norfolk Heritage Park and shops, a viewing is recommended to appreciate the size and standard of accommodation on offer.

Tenure: Leasehold.



Communal Entrance

Entrance through communal glazed door with intercom into communal hallway. Having carpeted flooring and benefiting from stairs and lift access to second floor.

Entrance Hallway

Further timber door into private hallway having two floor to ceiling UPVC double glazed windows, carpeted flooring and gas central heating radiator.

Bedroom One

11'3" x 8'3" (3.44m x 2.54m)

A good sized double bedroom having floor to ceiling UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bedroom Two

11'3" x 6'8" (3.45m x 2.04m)

Having floor to ceiling UPVC double glazed window providing ample natural light, gas central heating radiator and carpeted flooring.

Bathroom

6'3" x 8'0" (1.92m x 2.44m)

Fitted with white suite comprising: bath with thermostatic shower over and glass shower screen, wall hung basin and low flush WC. Having tiling to the splashbacks, cushioned flooring, UPVC double glazed obscured glass window and chrome heated towel rail.

Lounge Kitchen

16'9" x 11'5" (5.13m x 3.48m)

Kitchen fitted with a range of wall and base units with complementary work surface incorporating stainless steel one and a half bowl sink with mixer tap and drainer. Benefiting from integrated appliances to include: dishwasher, washing machine, fridge/freezer and four ring gas hob with electric oven beneath.

Living space made bright and airy by virtue of the dual aspect floor to ceiling UPVC windows to side and rear. Also benefiting from UPVC door to Juliet balcony, space for dining table, laminate flooring and gas central heating radiator.

Outside

Having allocated parking space and communal outside seating.



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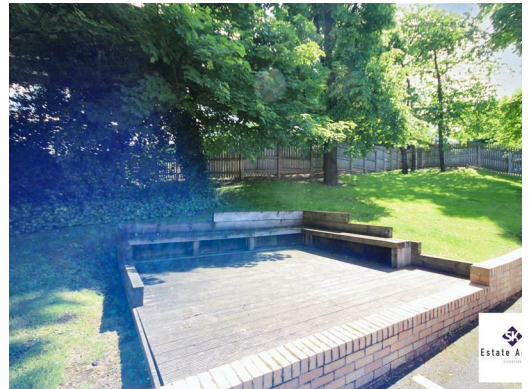
Website: www.skestateagents.co.uk

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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



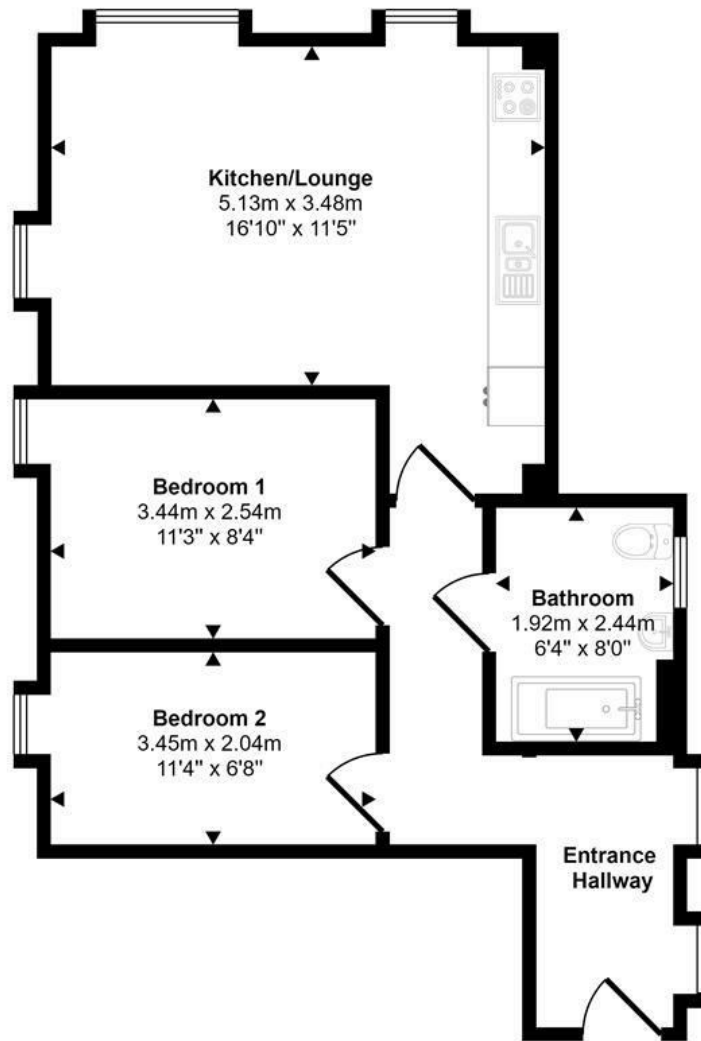
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Approx Gross Internal Area
53 sq m / 566 sq ft



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	82	82
(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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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