



14 City Road, Sheffield, S2 5HL

Saxton Mee



# 14 City Road

Guide Price

## £190,000

GUIDE PRICE £190,000 - £200,000

A stunning two bedroom, double fronted home offering contemporary living in a characterful property with period features. Located a short distance from Sheffield City Centre, this property offers easy access into Sheffield, the Sheffield Parkway and onto the M1/M18 Motorways.

This delightful property offers an ideal purchase for first time buyers and is being offered for sale with no onward vendor chain.

The property briefly comprises:

Entrance lobby, great size lounge with wood burning stove and bay window, ceiling rose and coving. The recently refurbished kitchen is a delight with Belfast sink, a great range of units and central island. An off-shot utility room also has a Belfast sink, a range of units and space and plumbing for an automatic washing machine and dryer. A door from here leads to the rear garden.

To the first floor are two great size double bedrooms offering an abundance of space and one having a range of fitted wardrobes. The beautiful family bathroom has a bath with shower above, pedestal wash hand basin and low flush w.c.

Externally, the property has a well kept fore garden to the front of the property and a delightful courtyard style back garden which is enclosed and offers space to sit out and enjoy a BBQ or entertaining.

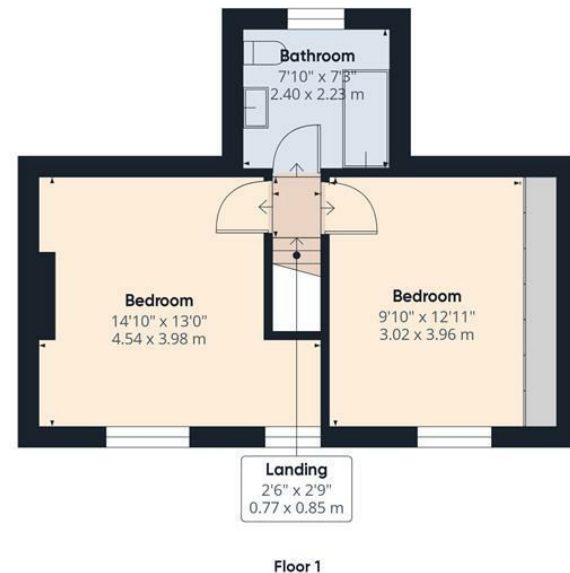
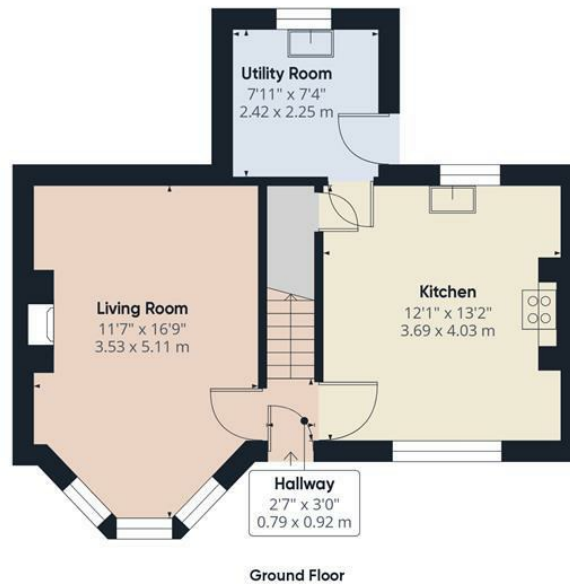
This beautiful property will not be around for long, book your viewing today!



- DOUBLE FRONTED CHARACTERFUL HOME
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- WOOD BURNING STOVE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PLEASANT COURTYARD GARDEN
- BASEMENT CELLAR FOR ADDITIONAL STORAGE
- EPC RATING: TBC
- TENURE: FREEHOLD
- VIEWINGS VIA BANNER CROSS BRANCH







**Approximate total area<sup>(1)</sup>**  
830.42 ft<sup>2</sup>  
77.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

