



12 Coode House, 7 Millsands, Kelham Island, Sheffield, S3 8NR

Saxton Mee



# 12 Coode House, 7 Millsands

## Kelham Island

Offers Around

# £99,950

Situated in this convenient location, close to the vibrant Kelham Island and Sheffield City Centre, is this one bedroom first floor apartment ideal for a first time buyer, professional or investor landlord.

The accommodation is well presented and briefly comprises: Entrance hallway with secure intercom entry system and store cupboard. Open plan kitchen/dining/living area with a range of fitted units, integrated oven and hob, fridge/freezer and washing machine. Access from the lounge leads onto the balcony. Main bathroom with bath, shower over, wash basin and W.C. Double bedroom one.

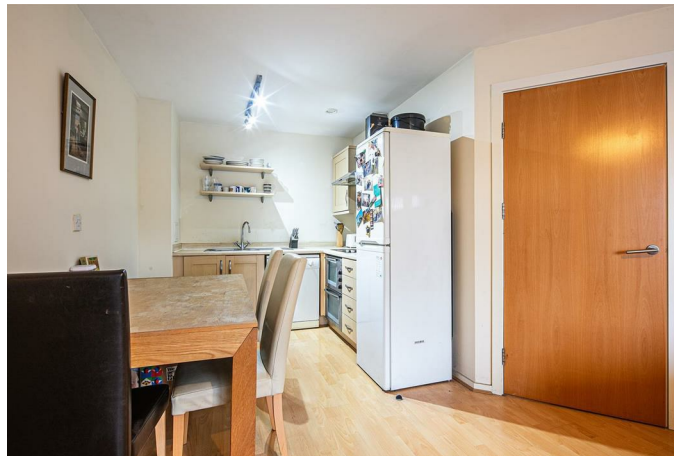
The property has wall mounted electric heaters and benefits from double glazed windows. Parking is available on street using a residents permit and in the immediate local area.

Kelham Island, known for its industrial heritage, has evolved into a trendy, and thriving district, blending historic charm with contemporary flair. With plenty of bars, cafes, and restaurants at your fingertips, as well as proximity to the City Centre.

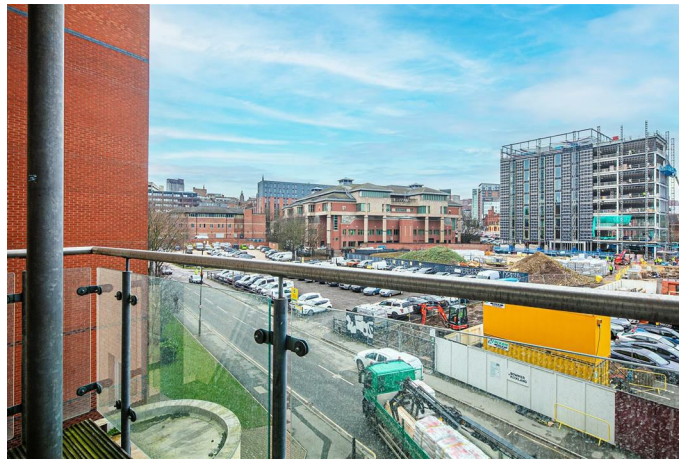
Leasehold - 105 years remaining.



- Ideal First Home Or Rental Investment
- Close To The Trendy Area Of Kelham Island
- Excellent Eateries And Bars Close By
- Easy Access To The City
- Open Plan Kitchen/Lounge With Access Onto A Balcony
- Well Presented Throughout
- EPC Rating: B
- Council Tax Band: A
- Tenure: Leasehold
- Viewing Via Banner Cross Office

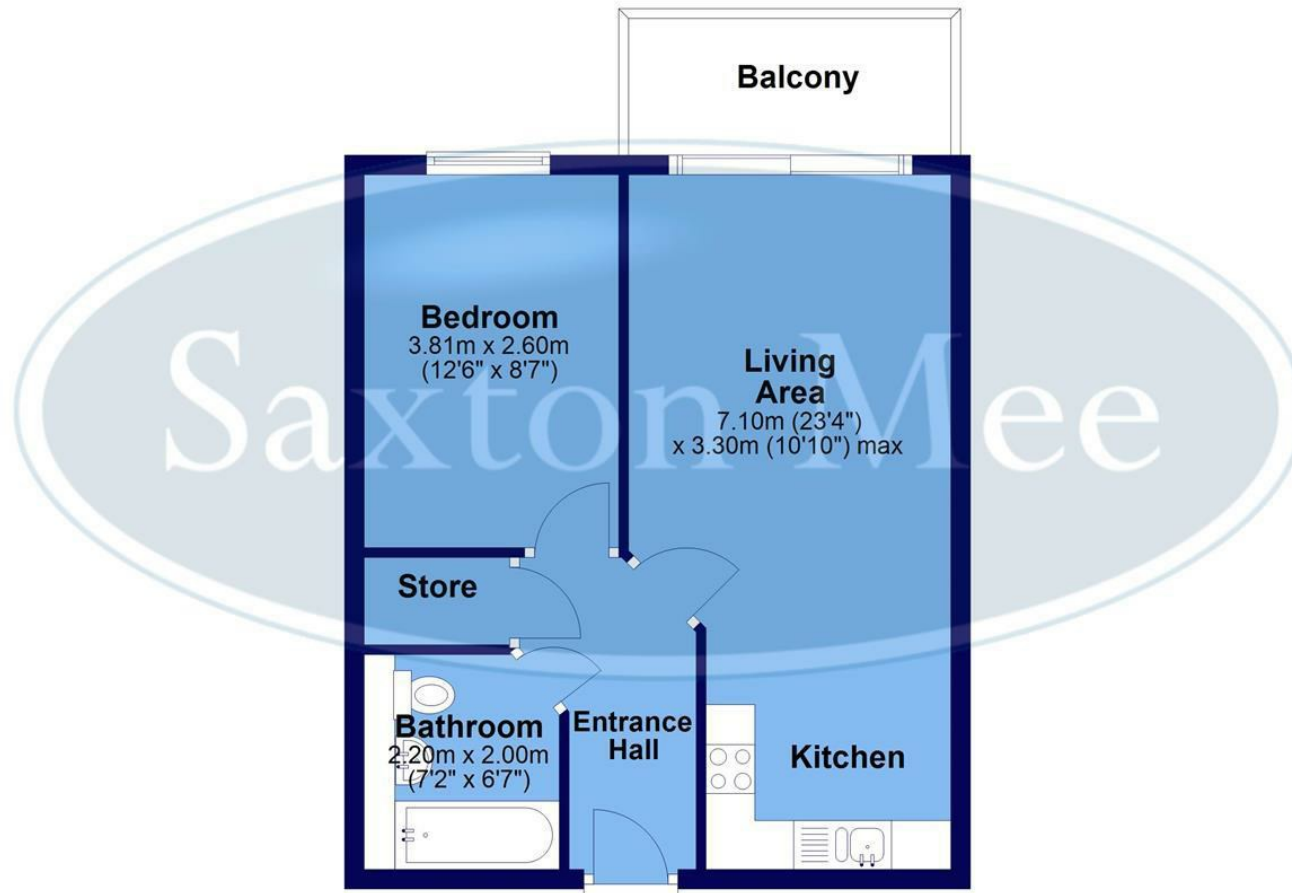








Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 42.6 sq. metres (458.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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.'

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