

Saxton Mee



Gibbs Yard Cross Bedford Street S6 3BQ
Offers Around £160,000



Gibbs Yard

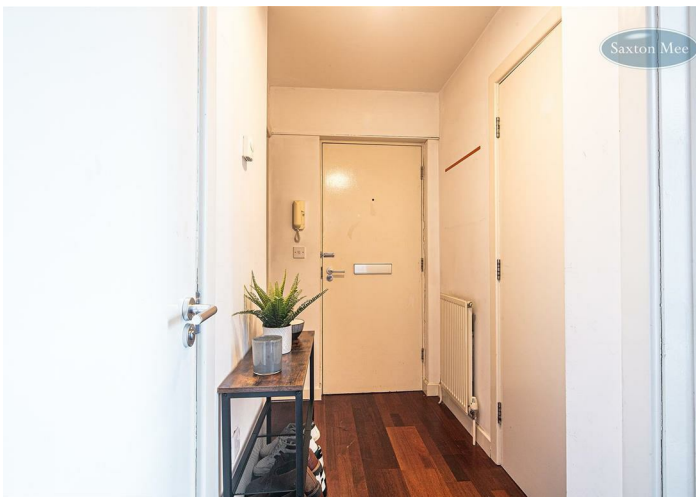
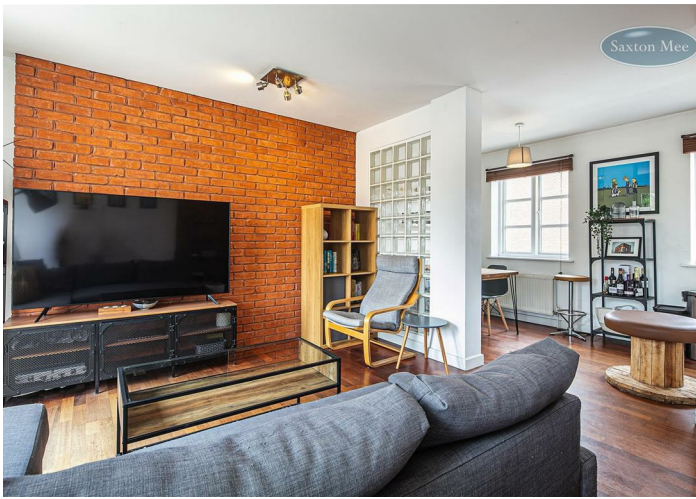
S6 3BQ

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****ALLOCATED PARKING**** Forming part of this popular secure gated development, is this fabulous two bedroom first floor apartment which benefits from secure allocated parking, a desirable position within the block, and a south facing Juliette balcony. Well presented throughout the property enjoys a superb open plan living area, a contemporary bathroom, and in our opinion would make an ideal first time buy or a suitable investment property. The accommodation briefly comprises an entrance hall that has a utility room which has plumbing for a washing machine, a living room that has a exposed brick feature wall and opens up to a kitchen/dining area that has a range of fitted units with an integrated dishwasher, electric oven and gas hob. Furthermore there are two bedrooms and a stunning bathroom that has a white suite with a shower over the bath with a waterfall showerhead. Outside there is an allocated parking space, a communal courtyard, and two secure communal entrances

- SOUGHT AFTER DEVELOPMENT
- CLOSE TO CITY CENTRE & KELHAM ISLAND
- TWO BEDROOMS
- OPEN PLAN LIVING
- FIRST FLOOR APARTMENT
- SOUTH FACING JULIETTE BALCONY
- WELL PRESENTED THROUGHOUT
- CONTEMPORARY BATHROOM
- ALLOCATED PARKING
- SECURE GATED DEVELOPMENT





OUTSIDE

The apartment benefits from allocated off road parking accessed via secure automated gates, bike storage, and use of the communal courtyard.

LOCATION

Gibbs Yard is located on Cross Bedford Street which runs parallel to Infirmary Road and Penistone Road. An extremely convenient position for easy access into Sheffield City Centre either by foot or by the excellent transport links found nearby, which includes regular bus routes and a Supertram stop located on Infirmary Road. It is also well situated for access to the M1/M18 Motorway network, while Kelham Island with its superb array of pubs and restaurants is a short stroll away. Along with some independent mini-markets there is a Tesco superstore within close proximity.

MATERIAL INFORMATION

The property is leasehold with 300 years starting from 2001 (277 years remaining). The Council Tax Band is band C.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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Approx. 59.0 sq. metres (635.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.2 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		78	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales			
	EU Directive 2002/91/EC		