



Bailey Street Sheffield S1 4AD
Offers In The Region Of £75,000

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**** APPEAL TO CASH BUYERS ** PRIVATE PARKING SPACE **** Ideal for investors or owner occupier is this exciting opportunity to purchase this superb one double bedroom apartment which forms part of a popular development in the City centre. Well presented throughout the property benefits from electric heating, a private parking space, uPVC double glazing and generates an annual income of approximately £9,000 exclusive of bills. Situated on the 4th floor with lift and stair access, the accommodation briefly comprises, a private door which opens into the entrance hall with a secure telephone intercom system, alarm and access the open plan living dining kitchen has numerous windows filling the room with natural light and has attractive flooring throughout. The kitchen has a range of units with a complementary worktop which incorporates the sink and the four ring hob with extractor above. Integrated appliances include an electric oven and fridge. A cupboard houses the water tank and has plumbing for a washing machine. The bedroom is double in size and again has a large windows allowing lots of natural light and has space for furniture. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

We have been informed the property currently has a B2 EWS1 Certificate.

- IDEAL FOR INVESTORS OR OWNER OCCUPIER
- ONE DOUBLE BEDROOM APARTMENT
- £9,000 ANNUAL INCOME (EXCLUDING BILLS)
- CITY CENTRE LOCATION - CLOSE TO UNIVERSITY & HOSPITAL
- IDEAL FOR STUDENTS
- WELL PRESENTED
- OPEN PLAN LIVING DINING KITCHEN
- BRIGHT & AND AIRY WITH AN ABUNDANCE OF NATURAL LIGHT
- PRIVATE PARKING SPACE
- COMMUNAL COURTYARD





LOCATION

Mandale House is located on Bailey Street which runs between Trippet Lane and Broad Lane. A perfect location for students needing access to the various University campuses and excellent amenities that Sheffield City Centre has to offer.

MATERIAL INFORMATION

The property is leasehold with a 125 year lease from 2006. The annual Ground Rent is £330.96 and the annual Service Charge is £1767.70.

The property is currently Council Tax Band A.

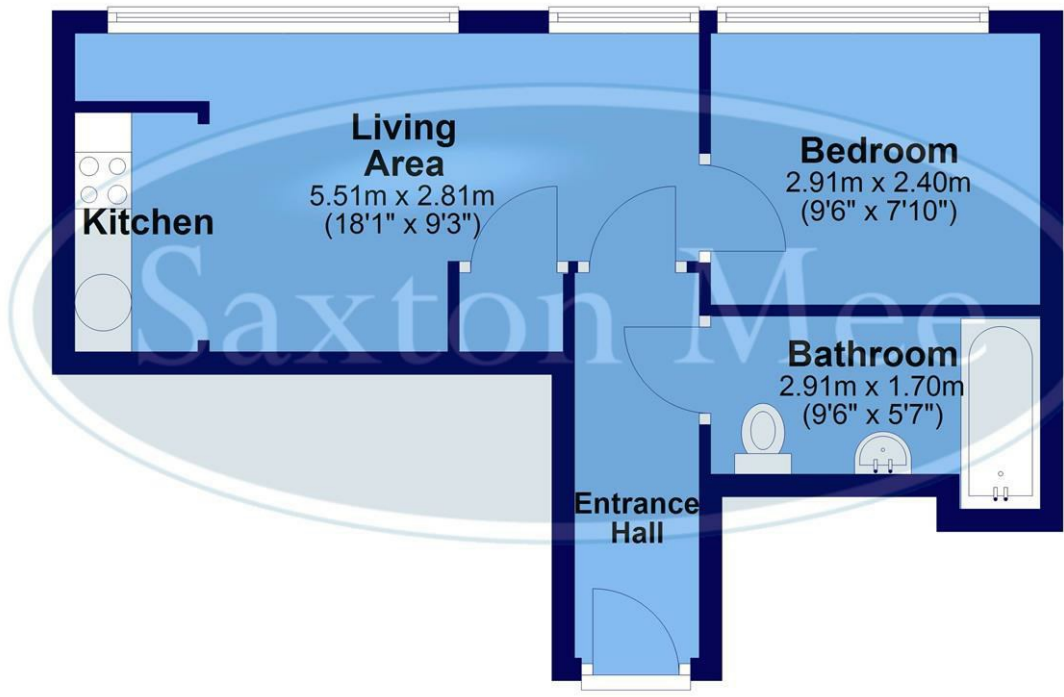
VALUER

Greg Ashmore MNAEA

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.



Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 30.4 sq. metres (326.9 sq. feet)

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

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Hillsborough
Stocksbridge

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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		
1-20	G		
Not energy efficient - higher running costs			
		86	86
England & Wales		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		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	