

Saxton Mee



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St. Francis Close Sandygate Sheffield S10 5SX
Offers In The Region Of £190,000

St Luke's
Sheffield's Hospice

St. Francis Close

Sheffield S10 5SX

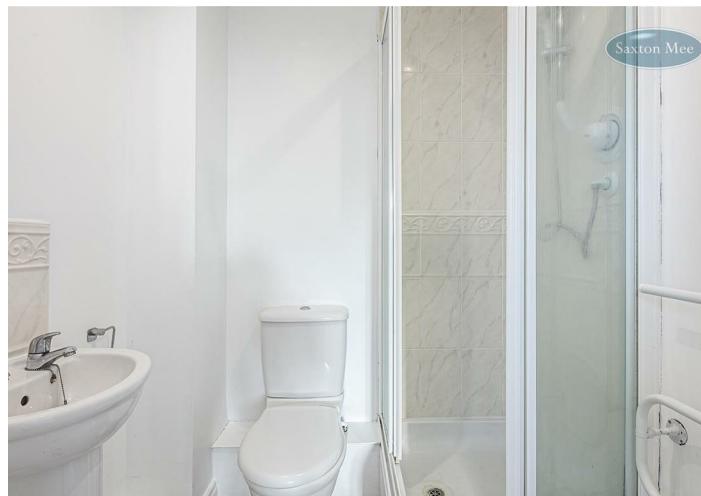
Offers In The Region Of £190,000

**** NO ONWARD CHAIN ** SUITABLE FOR BUYERS OF ALL AGES FROM FIRST TIME BUYERS TO DOWNSIZERS **** Enjoying impressive views is this spacious two double bedroom/two bath/shower room top floor apartment which forms part of this purpose built development located on the fringe of Crosspool as it joins Sandygate. The property has been recently decorated and benefits from new carpets in the hallway and bedrooms, an allocated parking space and electric heating.

Neutrally decorated through the living accommodation briefly comprises private door which opens into the entrance hall with a useful storage cupboard and access into the living area, two bedrooms and the main bathroom. The spacious living area has two windows allowing lots of natural light and a neutral carpet. There is an opening through to the kitchen which has a range of units. A contrasting worktop incorporates the sink and drainer. There is an integrated electric oven with a four ring hob over and extractor above along with housing and plumbing for a washing machine and dishwasher as well as space for a fridge freezer. Double bedroom one comes with the added advantage of an ensuite shower room with WC and wash basin. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- TWO DOUBLE BEDROOM/TWO BATHROOMS (ONE EN SUITE)
- SUITABLE FOR BUYERS OF ALL AGES
- RECENTLY DECORATED
- IMPRESSIVE VIEWS
- ALLOCATED PARKING & COMMUNAL GARDENS
- LARGE LIVING ROOM PROVIDING PLENTY OF RECEPTION SPACE
- SECURE COMMUNAL HALL ACCESSIBLE VIA INTERCOM
- NO CHAIN
- FANTASTIC LOCATION
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

Allocated off road parking and communal gardens.

LOCATION

There are a host of local amenities found in Crosspool and regular transport links can whisk you into town, via Broomhill in under 15 minutes. The main city hospitals and universities are also conveniently found close by. The area of Crosspool is also ideally placed for those wishing easy access to the surrounding countryside, a short drive up the hill takes you out into Redmires which acts as the gateway to The Peak District National Park. The local schooling is highly sought after and the versatile accommodation will appeal to a broad range of buyer.

MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 1st January 2002.

The property is currently Council Tax Band C.

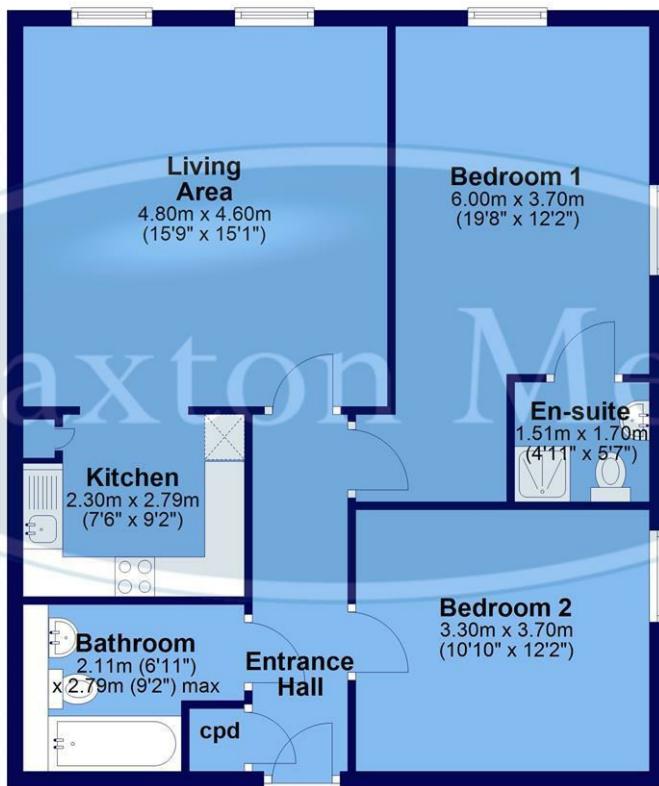
VALUER

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.



Approx. 74.3 sq. metres (799.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

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

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Stocksbridge**

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st luke's
Sheffield's Hospice

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| Energy Efficiency Rating | |
|--|-------------------------|
| | Current Potential |
| Very energy efficient - lower running costs (A2 plus) A | 79 |
| (B1-B4) B | 82 |
| (C5-C8) C | |
| (D9-D11) D | |
| (E12-E14) E | |
| (F15-F18) F | |
| (G19-G20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ emissions (A2 plus) A | |
| (B1-B4) B | |
| (C5-C8) C | |
| (D9-D11) D | |
| (E12-E14) E | |
| (F15-F18) F | |
| (G19-G20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |