



Slinn Street Crookes Sheffield S10 1NY
Offers Around £175,000

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**** OFF-ROAD PARKING **** Forming part of this Victorian stone built former terrace property is this nicely proportioned, two bedroom duplex apartment which enjoys nice views and benefits from off-road parking. The property is perfect for the first time buyer, young couple or the professional and is within easy reach of local amenities within Crookes and Walkley along with easy access into the city centre, nearby hospitals and universities. An entrance door opens into an inner lobby with a staircase rising to the first floor where this apartment is situated.

The living accommodation briefly comprises a door opens to a landing with access into the lounge, kitchen/diner and the bathroom. The good sized lounge has dual aspect windows allowing lots of light. The spacious kitchen/diner has a range of wall, base and drawer units. A complimentary worktop incorporates the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher. The bathroom is partially tiled and comes with a three piece suite including bath with overhead shower, WC and wash basin.

From the landing, a staircase rises to the second floor and the two double bedrooms. Bedroom one has two Velux windows. Bedroom two has a Velux window and eaves storage.

- EARLY VIEWING ADVISED
- SPACIOUS, TWO DOUBLE BEDROOM DUPLEX APARTMENT
- OFF-ROAD PARKING
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- EXCELLENT LOCATION
- AMENITIES & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Off-road parking.

LOCATION

Slinn Street is ideally located for the full range of excellent amenities Crookes, Broomhill and Crosspool have to offer, including local shops and supermarkets, schooling, pubs, fast food outlets and restaurants. Excellent public transport links provide easy access to the city centre, principal hospitals and universities.

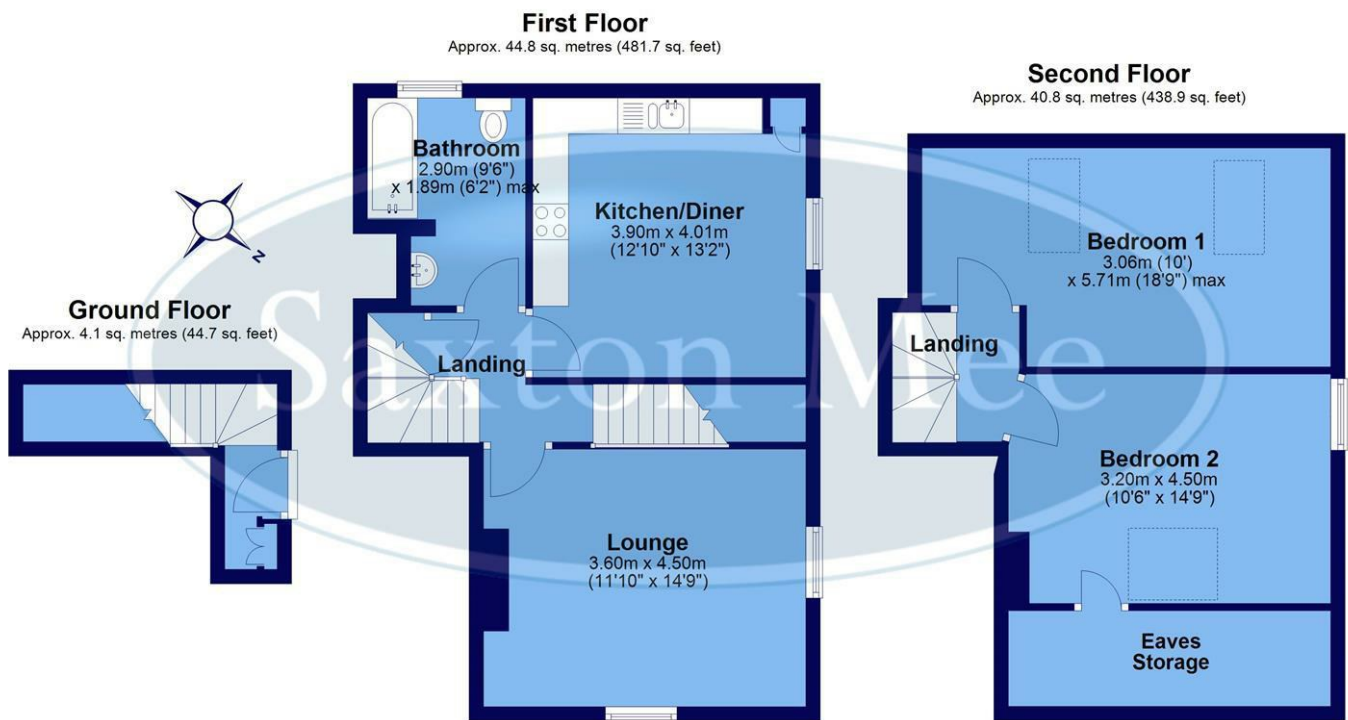
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



Total area: approx. 89.7 sq. metres (965.3 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			
(1-20) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			