



Bedford Street Sheffield S6 3BT
Price Guide £200,000

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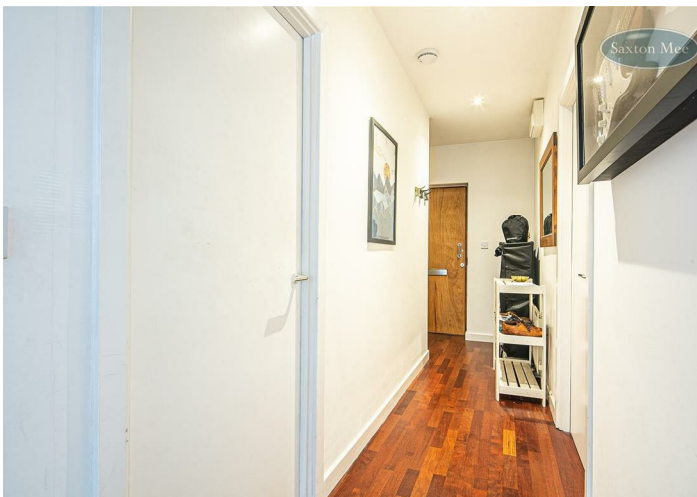
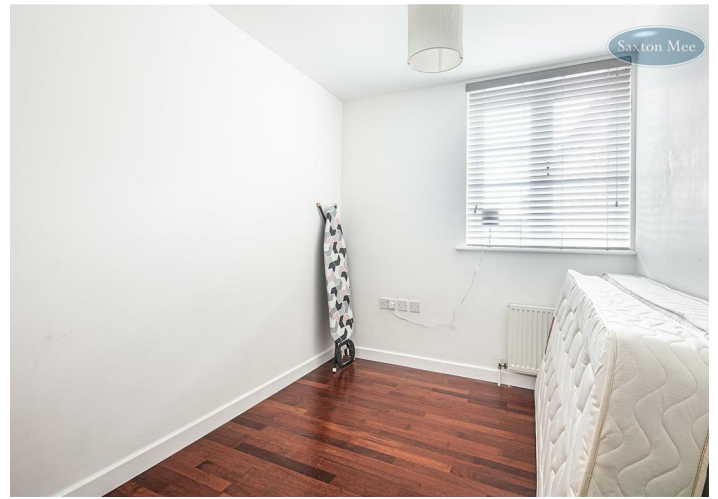
GUIDE PRICE £200,000-£210,000 Forming part of this fabulous converted historical building with an abundance of charm and character is this much larger than average, two double bedroom apartment which benefits from private access, the added advantage of a spacious mezzanine level, communal gated entrance, a secure allocated parking space, double glazing and gas central heating throughout. The property is situated in this convenient location with easy access to Sheffield City Centre, Kelham Island and the Supertram network.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a private entrance door into the hall having a useful store cupboard. Access into the open plan lounge with kitchen/diner, the two bedrooms and the bathroom,. The fabulous open plan lounge with kitchen/diner benefits from high ceilings and numerous windows flooding the room with natural light. The kitchen has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a dishwasher, electric oven with a six ring gas hob over and extractor above along with housing and plumbing for a washing machine and space for fridge freezer. Both bedrooms are a good size. The bathroom has a white suite including bath with overhead shower, WC and wash basin.

A spiral staircase leads to the fantastic mezzanine level overlooking the lounge and offering versatile space which could be utilised as a study, perfect for the home worker, second reception room or an occasional bedroom.

- TWO BEDROOM LOFT STYLE APARTMENT
- FABULOUS OPEN PLAN LIVING WITH KITCHEN/DINER
- FANTASTIC MEZZANINE LEVEL
- THREE PIECE BATHROOM
- ALLOCATED PARKING SPACE
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- KELHAM ISLAND
- SUPERTRAM NETWORK
- SPACIOUS ACCOMMODATION





OUTSIDE

Secure gated access. Original cobbled courtyard. Allocated car parking space.

LOCATION

Located in this extremely convenient location within walking distance of the city centre and the buzz of the city. The popular Kelham Island is nearby. Excellent amenities close by including supermarket and shops. Regular public transport. The Supertram stop for Universities and Hospital is on the corner of the road (a 3 minute walk).

MATERIAL INFORMATION

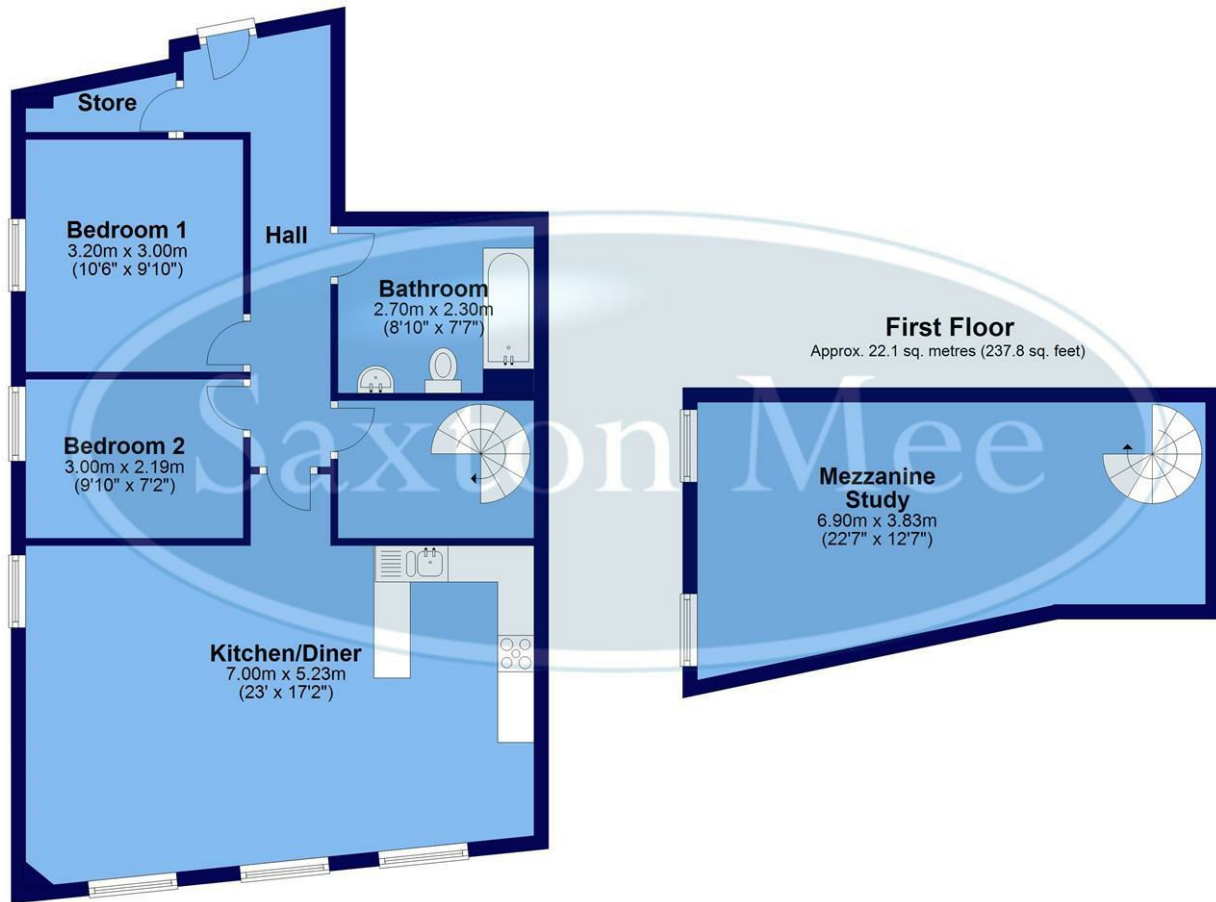
The property is Leasehold with a term of 300 years running from the 30th April 2001.
The property is currently Council Tax Band C.

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. 70.7 sq. metres (760.9 sq. feet)



Total area: approx. 92.8 sq. metres (998.7 sq. feet)

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare the 'Current' market (represented by grey bars) with the 'Potential' market under the 'EU Directive 2020/1828' (represented by colored bars). The y-axis for both charts shows energy efficiency classes from A to G, with corresponding CO₂ emissions ranges in g/kWh.

Energy Efficiency Rating

Rating	CO ₂ Emissions (g/kWh)	Current (%)	Potential (%)
A	< 25	~10	~10
B	25-35	~15	~15
C	35-45	~25	~25
D	45-55	~35	~35
E	55-65	~45	~45
F	65-75	~55	~55
G	> 75	~65	~65

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions (g/kWh)	Current (%)	Potential (%)
A	< 82	~10	~10
B	82-91	~15	~15
C	91-99	~25	~25
D	99-108	~35	~35
E	108-117	~45	~45
F	117-126	~55	~55
G	> 126	~65	~65