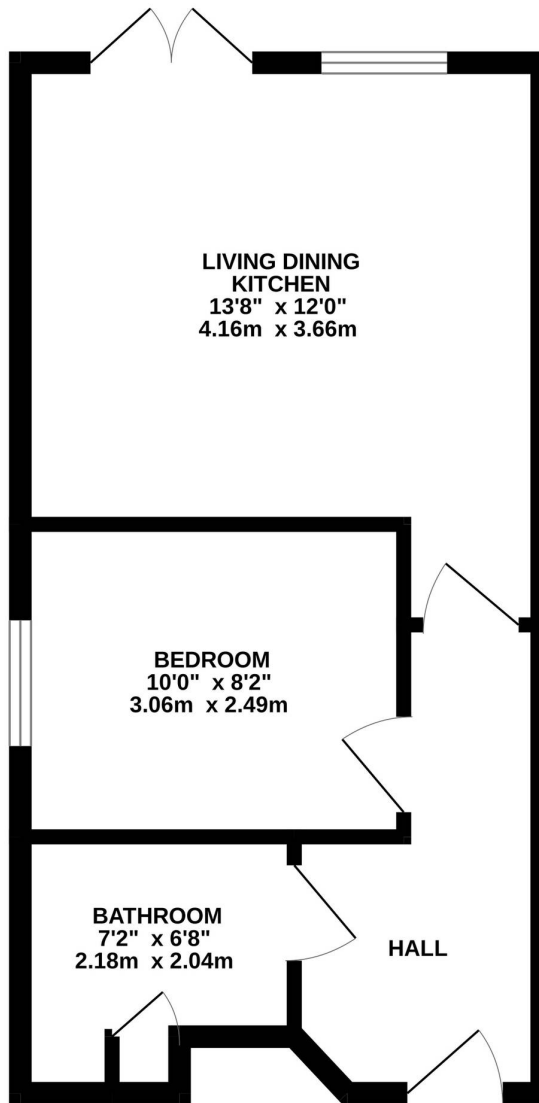




Brooke Close, Deepcar

Sheffield

Offers in Region of **£115,000**



BROOKE CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Brooke Close, Deepcar

Sheffield

A BEAUTIFULLY PRESENTED ONE BEDROOM, GROUND FLOOR APARTMENT, OCCUPYING A PLEASANT CUL-DE-SAC POSITION ON THIS HIGHLY REGARDED DEVELOPMENT, JUST A STONE THROW AWAY FROM THE LOCAL AMENITIES FOX VALLEY HAS TO OFFER. WELL POSITIONED FOR THE DAILY COMMUTE, THIS MODERN APARTMENT OFFERS THE FOLLOWING ACCOMMODATION; Open plan living/dining/kitchen with integrated appliances, quality bathroom including shower and double bedroom. The EPC rating B-82 and the council tax band is A.





ENTRANCE

The hallway has a central heating radiator, two ceiling light lights and oak laminate flooring. Here we gain entrance to the following rooms.

BATHROOM

Comprising of a three piece white suite in the form of low level W.C., basin sat within vanity unit with mixer tap over, bath with chrome taps and mains fed mixer shower with glazed shower screen. There are inset ceiling spotlights, extractor fan, chrome towel rail/radiator and tiled flooring.

BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

LIVING/DINING/KITCHEN

An open plan space with a range of wall and base units in a high gloss finish with contrasting worktops. There are integrated appliances in the form of Bosch electric oven with four burner gas hob and extractor fan, integrated washing machine, a one and a half bowl stainless steel sink with chrome mixer tap over and inset ceiling spotlights. There is also a central island with matching units and worktops which can be used as a breakfast bar and also has an integrated under counter fridge. Here we also find the Potterton Promax combination boiler.

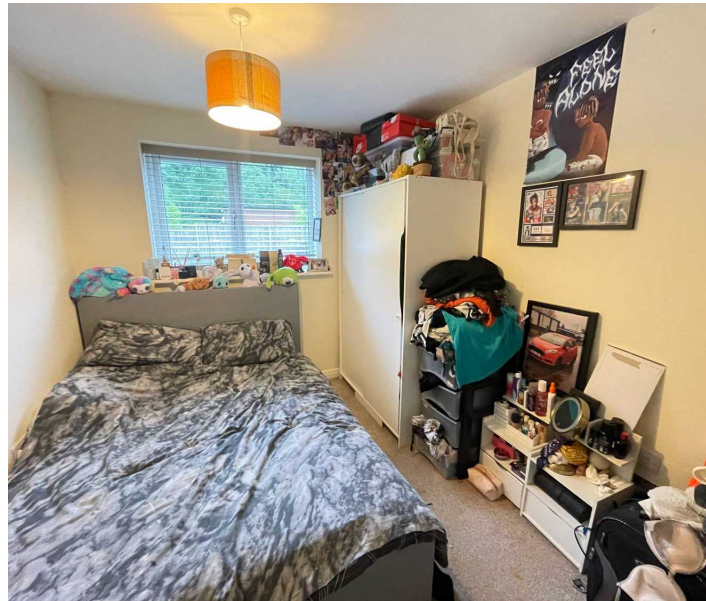


LIVING/DINING/KITCHEN

With ceiling light, central heating radiator and twin French doors in uPVC double glazing giving access to the rear garden.

OUTSIDE

To the rear of the property, there is a paved patio area leading down to a good sized lawn, fully enclosed garden with perimeter fencing and a wooden gate leading out onto the car park which is to the rear of the property, which has designated parking.



ADDITIONAL INFORMATION

The EPC Rating is B-82, the council tax band is A and we are informed by the vendor that the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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