









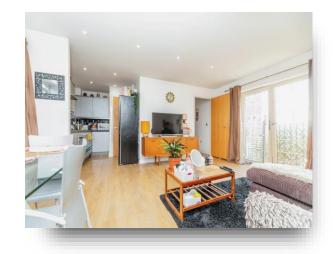
welcome to

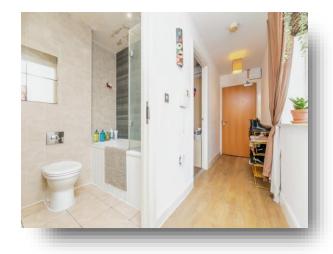
City View Holywell Heights, Sheffield

A modern one bedroom apartment located in the popular S4 postcode. Offering excellent living accommodation throughout this is the perfect opportunity for investors or first time buyers alike. Only short distance away from Meadowhall shopping centre and Interchange.













Entrance Hall

Cloakroom housing the tank heater and ample storage. Intercom system adjacent to front door, electric radiator.

Open Plan Living Area

17' 7" maximum x 16' 5" maximum (5.36m maximum x 5.00m maximum)

The kitchen area offers a fully fitted kitchen with an integrated washer, fridge, freezer, cooker. 2 fitted electric radiators and 3 double glazed windows.

Bedroom 1

12' 7" \times 10' 4" (3.84m \times 3.15m) Front facing double glazed window, electric radiator.

Bathroom

Built in shower over bath, electric towel radiator, low flush toilet and sink basin.





welcome to

City View Holywell Heights, Sheffield

- A ONE BEDROOM APARTMENT
- MODERN LIVING ACCOMMODATION THROUGHOUT
- OPEN PLAN LIVING AREA WITH FITTED KITCHEN
- WELL-PRESENTED BATHROOM
- LOCATED IN THE POPULAR S4 POSTCODE

Tenure: Leasehold EPC Rating: D

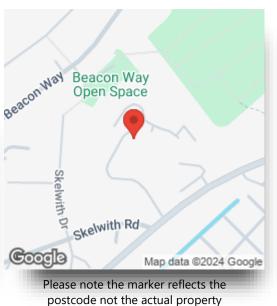
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000









view this property online williamhbrown.co.uk/Property/SBC107302



Property Ref: SBC107302 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01142 638012



BannerCross@williamhbrown.co.uk



392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.