



**City View Holywell Heights, Sheffield**

**welcome to**

## **City View Holywell Heights, Sheffield**

Welcoming a two-bedroom apartment in the S4 postcode! Great living space which is ideal for investors or first-time buyers. The property is just a short journey to Meadowhall shopping centre and the Interchange. You don't want to miss out on this perfect opportunity!



**Cloakroom**

Holds the water tank.

**Lounge**

20' 7" x 15' 1" ( 6.27m x 4.60m )

With a radiator and rear facing Juliet balcony.

**Kitchen**

With a dishwasher, washer, oven, cooker, extractor and a fridge/freezer.

**Bedroom One**

12' 4" x 12' 5" ( 3.76m x 3.78m )

With a side facing window and radiator.

**En-Suite**

With an electric shower, low flush w/c, extractor and sink basin.

**Bedroom Two**

12' 4" x 7' ( 3.76m x 2.13m )

With a side facing window and a radiator.

**Bathroom**

With an extractor, shower over bath, low flush w/c, sink basin and towel radiator.



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## **City View Holywell Heights, Sheffield**

- A TWO BEDROOM MODERN APARTMENT
- LOCATED IN THE S4 POSTCODE
- A SHORT JOURNEY AWAY FROM MEADOWHALL SHOPPING CENTRE AND INTERCHANGE.
- BEING SOLD WITH TENANT INSITU, CURRENT RENT COLLECTED IS £725PCM
- FITTED KITCHEN AND SPACIOUS LIVING ACCOMMODATION

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.

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC107146 - 0004

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 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.



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