



Metis Scotland Street, Sheffield

welcome to

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Welcoming a generous two bedroom apartment offering modern living accommodation throughout. With an open-plan living space, a kitchen and a master with an en-suite this apartment is an opportunity not to be missed. PROPERTY CAN BE SOLD WITH TENANT IN SITU, PASSING RENT OF £850PCM.

Main Hallway

With a main entrance door, built-in store cupboard with plumbing for washing machine, electric storage heater.

Open Plan Living Space

20' 9" x 10' 10" (6.32m x 3.30m)

Has two double glazed windows, double glazed side patio doors to a balcony. A kitchen with a range of base/wall/draw units, roll top work surfaces which incorporates a four ring electric hob with underneath and overhead Elica cooker and extractor, a stainless steel sink unit with hot/cold mixer tap, integrated dishwasher, laminate flooring, ceiling spotlights and under cupboard lighting.

Bedroom One

8' 8" maximum x 16' 8" (2.64m maximum x 5.08m)

Has a double glazed window, an electric storage heater, a telephone socket, a TV socket and door leading to en-suite.

En-Suite

With a white low flush w/c, a hand wash basin, a corner shower quadrant with mains shower, tiled flooring and extractor.

Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)

Has a double glazed window and an electric storage heater.

Main Bathroom

With a white suite comprising of a low flush w/c into a vanity, pedestal hand wash basin, bath with overhead shower and glass screen, tiled flooring, part aqua boarding to walls and part tiled walls, and an extractor.





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welcome to

Metis Scotland Street, Sheffield

- TWO BEDROOM UPPER-FLOOR APARTMENT
- MASTER BEDROOM BENEFITS FROM EN-SUITE
- OPEN-PLAN LIVING SPACE WITH KITCHEN
- A MAIN FAMILY BATHROOM
- CLOSE TO EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. 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:
SBC107428 - 0006

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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