





18 Jericho Street

Netherthorpe • Sheffield • S3 7JP

Guide Price at £120,000 - £130,000

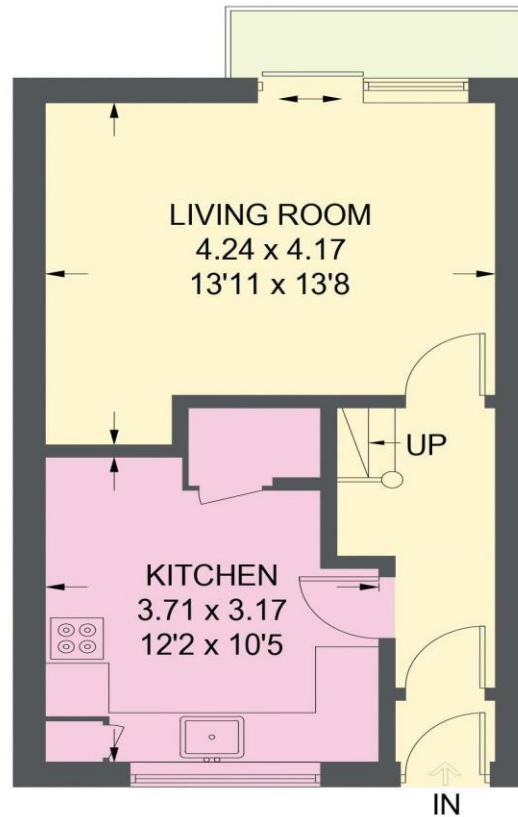
Ideally located within walking distance of the universities and City Centre is a 2 double bedroom duplex apartment. Light and airy accommodation comprising of spacious dining kitchen and lounge with balcony overlooking communal garden with a southwest facing aspect. Benefits from double glazing and combination gas central heating. Residents permit parking scheme. Will be of interest to both owner-occupiers and property investors. No chain. An external staircase leads to the first floor, where an entrance door opens into a lobby with a further secure door into the reception hallway. The hallway has a light oak effect laminate floor and a door into the lounge, which is of a generous size, with patio doors opening onto the balcony. The balcony has a south-west facing aspect and overlooks the communal garden areas. The dining kitchen has a range of fitted units complemented by splash-back tiling to the walls and a slate tiled effect floor. There is space for a range of freestanding appliances and wall mounted combination boiler. The kitchen has space for a table and chairs, with under stairs storage and a front window. Stairs from the reception hall rise to the second floor. On the second floor, there is a landing with a ceiling hatch to the loft. There are two double bedrooms, both providing a pleasant view, presented in neutral décor and carpet. The shower room has modern tiling, a double shower enclosure and a range of fitted units incorporating a wash basin and WC. Outside, the property is situated on a cul-de-sac with resident permit parking. There are well-kept communal grounds. Jericho Street is well-placed for local shops and amenities, Kelham Island with a variety of cafes, bars and restaurants, along with excellent access to the universities, hospitals, city centre and Supertram.



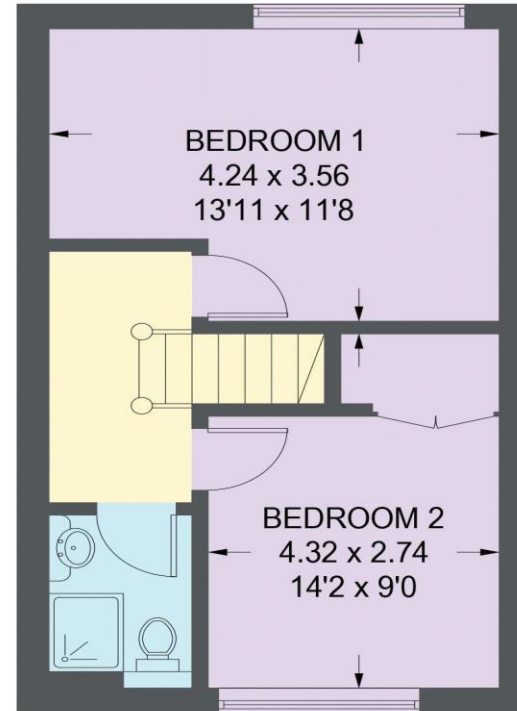
- Duplex Apartment in S3
- 2 Double Bedrooms
- Dining Kitchen
- Light & Airy Lounge with Balcony
- Close to City Centre
- Double Glazing & Combination Boiler
- South-West Facing Balcony
- Resident Permit Parking
- Leasehold – Sheffield Council Ground Rent £10pa
- Council Tax Band A, EPC Rating C

18 JERICHO STREET

APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736 SQ FT



FIRST FLOOR
34.4 SQ M / 370 SQ FT



SECOND FLOOR
34 SQ M / 366 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.