



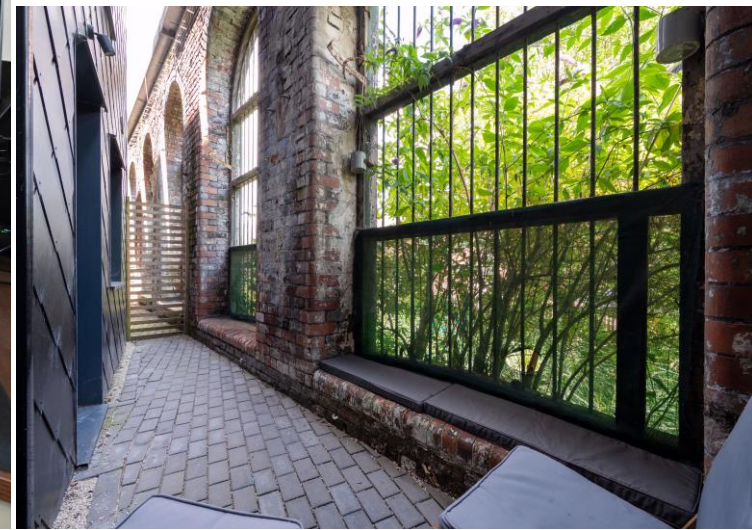


38 Little Kelham Street

Sheffield • South Yorkshire • S3 8DF

Guide Price £240,000 to £250,000

A fabulous 2 double bedroom duplex, eco-friendly apartment located in the popular Little Kelham development. The property benefits from triple glazed windows, app controlled central heating with heat pads and secure under croft parking. In brief the accommodation comprises; Entrance Hall with Bamboo flooring, WC and storage cupboard housing hot water tank and MVHR air filtration system with space and plumbing for washing machine. Open plan living/dining kitchen which is light and airy with access to the decked patio directly in front of the property. The kitchen features grey contemporary wall and base units with integrated 4 ring induction hob, electric oven, Fridge and separate freezer. Bedroom with fitted wardrobes and a door accessing to the rear courtyard. To the first floor is a further double bedroom. Bathroom with a modern white suite, part tiling, tiled flooring, walk-in double shower cubicle. Outside to the front is a decked seating area, to the rear is a fully enclosed block paved patio. The property benefits from secure under croft parking with auto shutters. As well as having a range of facilities to offer in Kelham the apartment is also well placed for access to the city centre, hospitals, universities and the motorway



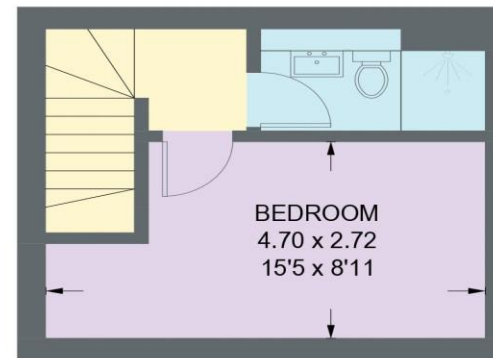
- Duplex Apartment
- 2 Double Bedrooms
- Beautifully Presented Throughout
- Sought After Location
- Triple Glazing

- Electric Heating
- Undercroft Parking
- Outside Front Deck & Rear Courtyard
- Pleasant Rear Aspect
- Leasehold - Ground Rent £150 p.a Service Charge £290 per quarter



38 LITTLE KELHAM

APPROXIMATE GROSS INTERNAL AREA = 63.5 SQ M / 683 SQ FT



FIRST FLOOR
20.0 SQ M / 215 SQ FT



GROUND FLOOR
43.5 SQ M / 468 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.