



front elevation

Tannery Street, Sheffield S13 2AX

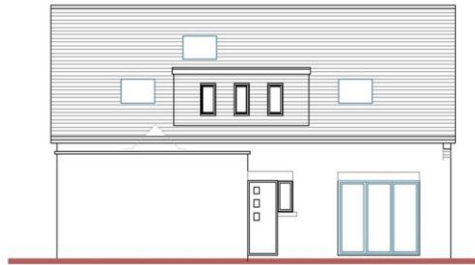
welcome to

Tannery Street, Sheffield

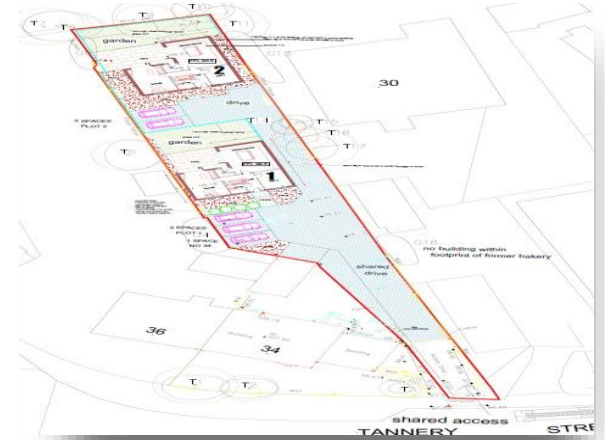
Two NEW BUILD modern, three bedroom properties that offer flexible living over two floors. With bi folding doors and appliances included these ENERGY EFFICIENT homes will be ready for SPRING/SUMMER 2024. Contact us for more information.



side elevation



rear elevation



Kitchen Diner

22' 9" x 16' 4" (6.93m x 4.98m)

Range of wall and base units (buyers choice subject to build stage)

Integral 50/50 fridge freezer

Integral double oven and ceramic hob

Extractor Hood

Stainless steel sink & drainer as standard.

Lounge

17' 7" x 12' 7" (5.36m x 3.84m)

Utility Room

6' 4" x 6' 2" (1.93m x 1.88m)

Ground Floor Shower Room

6' 9" x 6' 2" (2.06m x 1.88m)

Ground Floor Bedroom/ Office

14' 2" x 10' 3" (4.32m x 3.12m)

Bedroom One

16' 3" x 12' 7" (4.95m x 3.84m)

Store Room/ Walk In Wardrobe

6' 2" x 5' 3" (1.88m x 1.60m)

Ensuite

6' 8" x 6' 3" (2.03m x 1.91m)

Bedroom Two

16' 3" x 10' 4" (4.95m x 3.15m)

Store Room/ Walk In Ward

6' 5" x 6' 3" (1.96m x 1.91m)

Ensuite Two

7' 1" x 6' 3" (2.16m x 1.91m)

Bathroom

Part tiled bathroom & En Suite walls.

(buyers choice subject to build stage)

Contemporary white sanitary ware

Vanity units below basins

Chrome taps & fittings

Chrome towel radiator

Garden

Rear garden fence 6ft fence 6 flag patio area & paths to the side and rear of the house

Front & rear external light

Outside tap

Driveways finished in Tarmac

Electrical

Intruder alarm system fitted

TV Data point to living room

Downlights in bathroom

Decoration Finish

Oak style doors with chrome ironmongery White

gloss paint to woodwork Flat white finish to ceilings

White/Cream emulsion to walls

External Features

Secure GRP composite front door

Mains operated smoke detectors to hall and landing

PVCu double-glazed windows Low maintenance

PVCu fascia's soffits

Architects Certificate

All properties for peace of mind come with a 10

Architects Certificate/Warranty as well as the

standard builder and manufacturers warranties for all appliances.

The builders of this development are an established firm who have completed many developments of a similar nature.

Sales Assist & Part Exchange

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. Please ask the sales team for more information.

Viewings

As it's a working building site we must accompany all viewings. Please contact the office for more

information.



view this property online williamhbrown.co.uk/Property/CPK113290



welcome to

Tannery Street, Sheffield

- Sales Assist & Part Exchange Available
- Ground Floor Bedroom & Shower Room
- Two Upstairs Double Bedrooms With En-suites
- Modern Open Plan Dining Kitchen With Integral Appliances
- Separate Double Aspect Lounge & Utility Room

Tenure: Freehold EPC Rating: Exempt

from

£290,000

view this property online williamhbrown.co.uk/Property/CPK113290



Property Ref:
CPK113290 - 0005

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.

Please note the marker reflects the
postcode not the actual property



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk