

Birley Moor Heights Birley Moor Road, Sheffield S12 4WG

welcome to

Birley Moor Heights Birley Moor Road, Sheffield

This 2- BEDROOM APARTMENT is perfect for first time buyers wanting to get on the property ladder or investors looking to let a property in the Birley area. There are public transport links such as bus routes and plenty of local shops and amenities close by making this a convenient location to live.

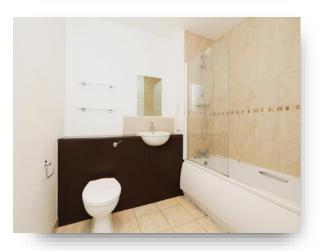












Secured Entrance

Having a secured communal entrance and stairs leads to the accommodation.

Hall

Having an electric wall heater.

Living/Kitchen

20' 7" x 12' 4" (6.27m x 3.76m)

Having French doors leads to the balcony and electric heater. The kitchen area has a range of wall and vase units, inset sink with toled splash backs. Integrated washing machine and fridge, freezer. Electric oven and hob.

Bedroom One

10' 7" x 9' 7" (3.23m x 2.92m)

Front facing double glazed window and electric heater.

Bedroom One

14' 9" x 8' 9" (4.50m x 2.67m)

Front facing double glazed window and electric heater.

Bathroom

A suite comprising abth with shower above, wc and wash hand basin. Partial tiling to the walls and floor.





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- Two spacious bedrooms
- Upper floor apartments
- Open plan kitchen living room area
- Good access to local ammenities and public transport
- Perfect for investors or first time buyers

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100 000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114110



Property Ref: CPK114110 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



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