

**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 Communal Entrance Hallway

Having an entrance door, and electric storage heater.

### Living/Kitchen

21' 4"  $\times$  20' 8" ( 6.50m x 6.30m ) A spacious open plan room room, the kitchen area has a sink unit and work surfaces, electric oven and hob, wall and base units. Electric heater and French doors leads to the balcony.

### **Bedroom One**

13' 1" x 11' 6" ( $3.99m\ x\ 3.51m$ ) Having a double glazed window and electric storage heater.

### **Bedroom Two**

13' 10" x 12' 7" ( 4.22m x 3.84m ) Having a velux style window and electric heater.

### Bathroom

A suite comprising bath, wc and wash hand basin.





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- First floor apartment
- Two bedrooms
- Open plan lounge and kitchen area
- Sought after area
- No chain

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 175 years from 06 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000





### view this property online williamhbrown.co.uk/Property/CPK114128



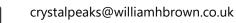
Property Ref: CPK114128 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

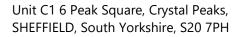
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Please note the marker reflects the postcode not the actual property