



Birley Moor Heights Birley Moor Road, Sheffield S12 4WG

welcome to

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Welcome to this delightful 2-bedroom first floor apartment located in the highly sought-after S12 area. Perfectly positioned, this apartment offers comfortable living spaces ideal for individuals, couples, or small families.



Hallway

Having an entrance door and electric heater.

Living/Dining/Kitchen

13' 8" x 12' 4" (4.17m x 3.76m)

Having a range of wall and base units inset sink with rolled edge work surfaces and tiled splash backs.

Electric oven and hob, integrated fridge, freezer and washing machine. Electric heater and french doors leads to the balcony.

Bedroom 1

14' 1" x 10' 3" (4.29m x 3.12m)

Front facing double glazed window and electric heater.

Bedroom 2

13' 8" x 8' 1" (4.17m x 2.46m)

Front facing double glazed window and electric heater.

Bathroom

6' 5" x 6' 6" (1.96m x 1.98m)

A suite comprising bath with shower above, wc and wash hand basin. Heated towel rail.



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- Two Bedrooms
- First floor apartment
- Open Plan Lounge and kitchen area
- Sought after area
- No chain

Tenure: Leasehold EPC Rating: D

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114180 - 0004

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