



if you wish to arrange a viewing appointment for this property or require further information.

Please contact our Sheffield Office on 01462 814087



Entrance Hall
Entrance door, radiator, tiled floor, storage cupboard.

Cloakroom
White suite comprising of low level w.c., pedestal wash hand basin with tiled splashback, tiled floor.

Lounge
14'7" x 12'10"
French doors to garden , window to rear, radiator, stairs leading to first floor, under stairs storage cupboard, opening into:-

Kitchen
8'6" x 7'5"
Range of base and eye level units with roll top work surfaces, inset sink unit with mixer tap, integrated oven, hob with stainless steel extractor hood over, breakfast bar area, plumbing for washing machine, tiled floor, window to front.

Landing
Access to all first floor rooms.

Bedroom One
11'0" x 10'5"
Window to rear, radiator, fitted sliding door wardrobe.

En-suite
White suite comprising of fully tiled shower cubicle, low level w.c, wall mounted basin, tiled floor, radiator, window to rear.



Bedroom Two
11'1" x 7'8"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, low level w.c, pedestal wash hand basin, tiled floor, part tiled walls, window to front.

Front Garden
Path leading to front door, small lawn area enclosed by railings.

Rear Garden
Pave patio area, rest laid mainly to lawn, enclosed by fencing, gated access to rear, garden shed.

Parking
Allocated parking spaces for two cars.

Annual service charge of £TBC to be reviewed annually.

Council Tax band C.

Freehold.

Agents Notes
Freehold
Annual service charge payment £TBC.
Council Tax Band C.

