



Viewing

Please contact our Sheffield Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



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Entrance Hall
Entrance door, stairs to first floor.

Lounge
11'5" x 10'11"
Window to front, stairs leading to second floor, under stairs cupboard, wall mounted electric heater.

Kitchen/diner
14'3" x 11'4"
A well fitted kitchen with a range of base and eye level units with work surfaces over, inset sink unit with mixer tap, integrated appliances including induction hob with extractor hood over, eye level electric oven, fridge/freezer, dish washer and washing machine, inset spotlights, wall mounted electric heater, window to rear.

Landing
Access to loft space, storage cupboard, airing cupboard housing hot water tank.

Bedroom One
14'2" x 11'5"
Window to front, wall mounted electric heater, fitted sliding door wardrobe with hanging rail and shelving.

Bedroom Two
9'1" x 8'1"
Window to rear, wall mounted electric heater, recessed cupboard.



Bathroom
A white suite comprising of panel enclosed bath with mixer tap, wall mounted Aqualisa shower, low level w.c, pedestal wash hand basin, heated towel rail, fully tiled walls, window to rear.

Agents Notes
Leasehold
Lease term 999 years from 1981.
Annual service charge payment £777.30.
Buildings insurance included in service charge.
Ground rent. Peppercorn ground rent.

