

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

Please contact our Sheffield Office on 01462 814087



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Entrance Hall
Entrance door, storage cupboard.

Lounge
17'3" x 12'2"
Dual aspect room with windows to rear an side,
two radiators.

Kitchen
10'8" x 8'8"
Well fitted kitchen with a range of base and eye
level units with roll top work surfaces, stainless
steel sink unit, tiled splash back, integrated oven
and hob with extractor hood over, plumbing for
washing machine, tiled floor, wall mounted gas
boiler, window to rear.

Bedroom One
14'7" x 9'8"
Window to front, radiator.

Bedroom Two
11'2" x 7'4"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath,
wall mounted shower, pedestal wash hand
basin, low level w.c, tiled floor, part tiled walls.

Agents Notes
Council Tax band B.
EPC band C.
Lease term 990 Years from March 2016.
Ground Rent £60 per annum.
Service charge £1000.00 per annum.
No upward chain.

