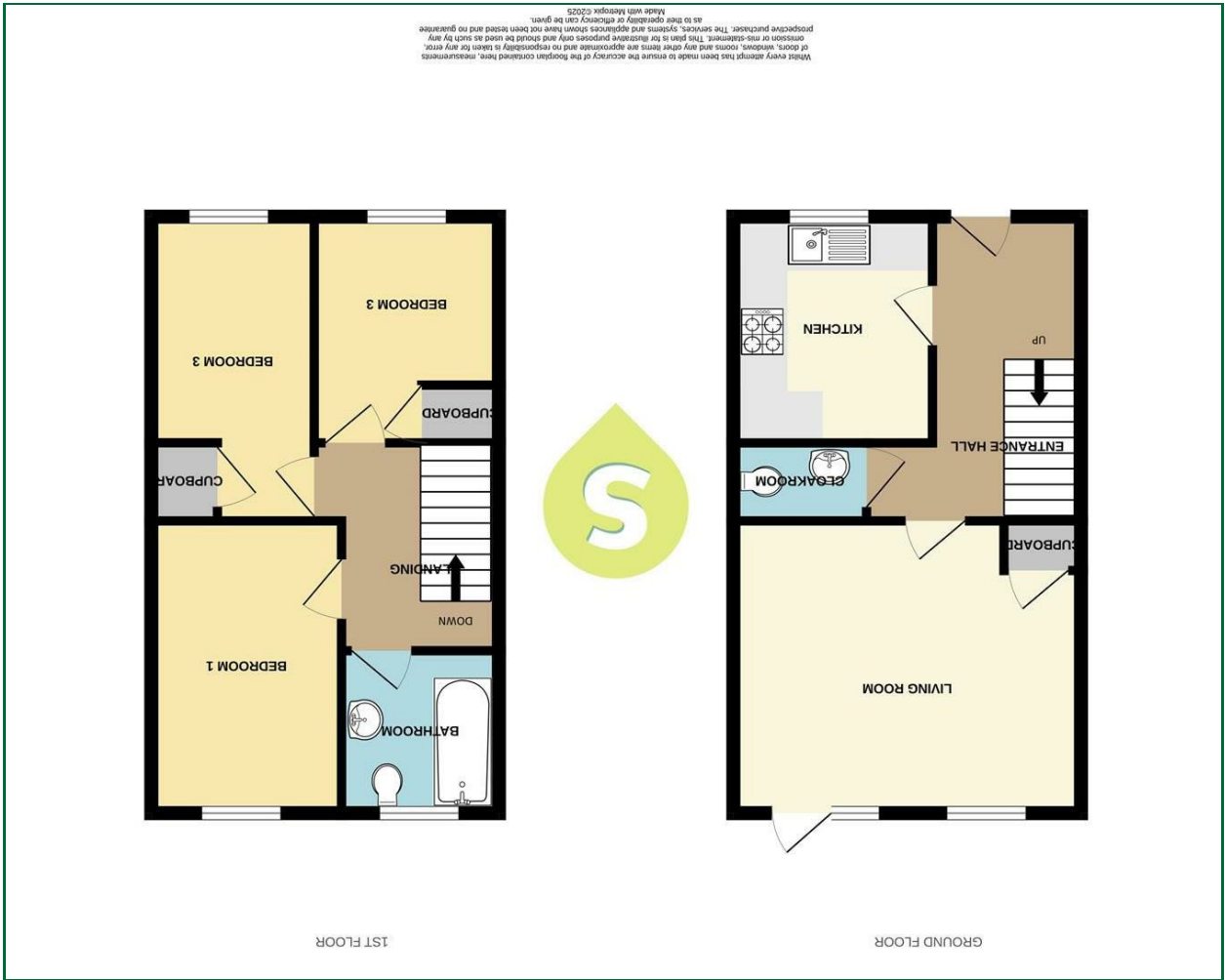


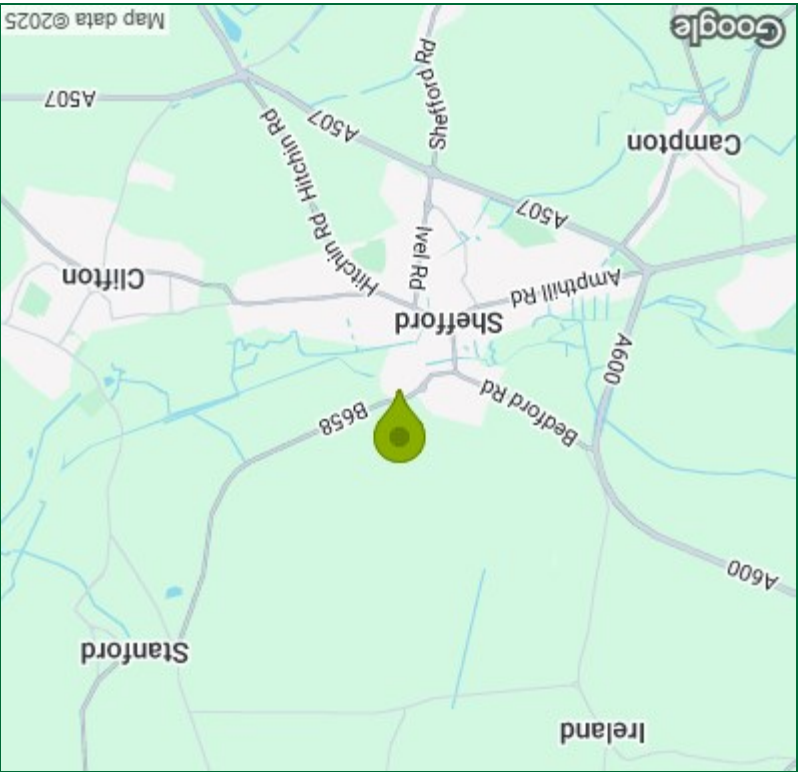


Jute Gardens,  
Sheffield | Beds  
£108,500

3 1 1



Floor Plan



Area Map

Energy Efficiency Rating	
EU Directive 2002/91/EC	Final bill
Very energy efficient - lower running costs	
A	(81-91)
B	(61-80)
C	(51-60)
D	(41-50)
E	(31-40)
F	(21-30)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Final bill
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	(81-91)
B	(61-80)
C	(51-60)
D	(41-50)
E	(31-40)
F	(21-30)
G	(1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Viewing

Please contact our Sheffield Office on 01462 814087

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Entrance Hall**  
Stairs leading to first floor, radiator, entrance door.

**Kitchen**  
9'6" x 8'4"  
Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven, hob with extractor hood over, plumbing for washing machine, window to front.

**Cloarkroom**  
White suite comprising of low level w.c, wash hand basin, radiator.

**Living Room**  
14'2" x 12'1"  
Window and door to rear, garden, radiator, under stairs cupboard.

**Landing**  
Access to loft space.

**Bedroom One**  
12'6" x 8'2"  
Window to rear, radiator.,

**Bedroom Two**  
12'7" x 6'10"  
Window to front, fitted cupboard housing wall mounted gas boiler.

**Bedroom Three**  
7'9" x 7'8"  
Window to rear, radiator.



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

**Front Garden**  
Path leading to front door.

**Parking**  
Parallel parking spaces for two cars.

**Rear Garden**  
A fully enclosed garden with raised decked area, rest laid to decorative stone,

**Agent Notes**  
The property is being sold on a 35% shared ownership basis with Amplius.  
The potential purchaser will need to be approved through Amplius.  
Full market value is £310,000.  
Lease term 99 years from 2014.

Service Charge £ per month.  
Rent Charge £ for the remaining 65% un owned.

