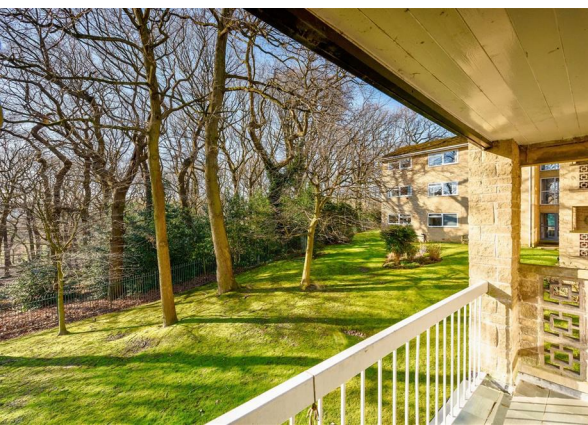


4 Laurel Court Endcliffe Vale Road, Endcliffe, Sheffield, S10 3DU  
£340,000

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4 Laurel Court Endcliffe Vale Road, Endcliffe, Sheffield, S10 3DU

£340,000

Council Tax Band: C

A modern, bright and spacious two double bedroom ground floor apartment which is set within this hugely popular development! Perfect for first time buyers, downsizers or landlords the property enjoys modern fittings and a stunning open plan living room which has direct access to a covered balcony overlooking Endcliffe park woodlands. Situated within easy reach of a wealth of shops, restaurants and amenities in Broomhill and Ecclesall Road, the property also benefits from easy access to the Universities, Hospitals and the City Centre thanks to regular bus routes nearby. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal lobby area with intercom system, entrance hallway with two storage cupboards, a good sized open plan living/dining area with balcony access, kitchen with stylish fitted units, two double sized bedrooms and a modern bathroom. Outside, the development is set within mature, leafy grounds having lawned areas, pathways, well manicured shrubs, borders and trees and there is communal parking and access to the allocated garage which is a great addition to the property. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Council tax band C, Leasehold tenure, 148 years remaining on the lease. Ground rent is £50 per annum, service charge is £445.00 per quarter.

### **Communal Entrance Lobby**

Access to the building is gained through a communal entrance door which has an intercom service and leads to the lobby area.

### **Entrance Hallway**

A wooden entrance door leads to the hallway which is wide and inviting. Having a radiator, two useful storage cupboard and doors leading to rooms in the apartment.

### **Living Room**

A spacious living room which has ample space for dining and seating furniture, having two radiators, a side facing upvc double glazed window and a large rear facing upvc window and door unit leading to the balcony. A separate door leads to the kitchen.

### **Balcony**

A fantastic area for outside dining or entertaining! Enjoying a covered area with cast iron balustrades, the balcony enjoys fine views over the communal grounds and overlooks woodlands and Endcliffe Park!

### **Kitchen**

A bright and spacious kitchen which has modern styled fitted wall and base units with a solid wood work surface incorporating a composite sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for appliances including a fridge freezer and washing machine. With a front facing upvc double glazed window, a radiator and vinyl flooring. The combi boiler is also housed in this room.

### **Master Bedroom**

A spacious double sized room which has a rear facing upvc double glazed window, radiator and a fitted storage cupboard.

### **Bedroom Two**

The second bedroom is another double sized room which has a front facing upvc double glazed window, a radiator and a fitted cupboard.

### **Bathroom**

Having a modern styled suite comprising of a panelled p-shaped bath with a thermostatic shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and a front facing upvc double glazed window.

### **Outside**

The development is set within leafy and well manicured grounds which include pathways and communal lawns to the rear, which are surrounded by tall trees giving a level of privacy. There are communal parking bays and the apartment has an allocated garage.

### **Garage**

Having an up and over door, the garage offers excellent storage options and has space for a car if required.



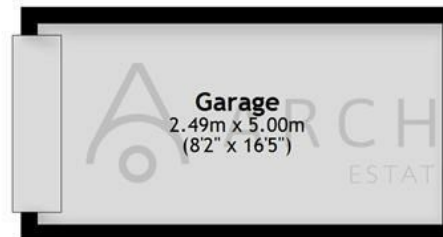
### Ground Floor

Main area: approx. 78.8 sq. metres (848.2 sq. feet)  
Plus balconies, approx. 5.9 sq. metres (63.3 sq. feet)



### Outbuilding

Approx. 12.5 sq. metres (134.0 sq. feet)



Main area: Approx. 91.3 sq. metres (982.2 sq. feet)

Plus balconies, approx. 5.9 sq. metres (63.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

### Flat 4, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	