

11 St Francis Close, Sandygate, Sheffield, S10 5SX
£215,000

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Council Tax Band: C

A modern and tasteful two double bedroom, two bathroom second floor apartment which is situated within this popular development in Sandygate. Perfect for first time buyers, downsizers or landlords, the property enjoys spacious rooms throughout, stunning far reaching views, modern fittings and has an allocated parking space to name a few highlights. Located close to shops, amenities and open countryside, the property is well served by regular bus routes giving easy access to the Universities, Hospitals and the City Centre. It is also within the catchment area of Lydgate and Tapton schools. With double glazing and electric heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the second floor, entrance hallway with storage cupboard, spacious lounge, kitchen with modern fittings, master bedroom with en-suite shower room, additional double bedroom and bathroom. Outside, the development is set within communal grounds and there are allocated parking bays behind with additional visitor bays. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Available to the market with NO CHAIN INVOLVED. Service charges are £780.00 per annum with a ground rent of £150 per annum. Leasehold tenure, 103 years remaining. Council tax band C.

Secure Communal Lobby

Access to the building is gained via a communal entrance door which leads directly into the hallway via an intercom system. A staircase ascends to the upper floors.

Entrance Hallway

A solid wood entrance door leads to the hallway which has an electric heater and useful storage cupboard. Doors lead to all rooms in the apartment.

Lounge

A bright and spacious lounge which has two side facing upvc double glazed dormer windows bringing much light into the room. With ample space for furniture and an electric heater. The room opens to the kitchen.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with an extractor. There is an integrated

electric oven and space for appliances including a fridge freezer, slimline dishwasher and washing machine. With tiled splashbacks to the walls and vinyl flooring.

Master Bedroom

A spacious master bedroom which has front and side facing upvc double glazed windows enjoying far reaching views and an electric heater. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern styled suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With an electric heater, vinyl flooring and an extractor fan.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window and an electric heater.

Bathroom

Having a modern suite comprising of a panelled bath with shower over, a pedestal wash basin

and a low flush wc. With vinyl flooring and an electric towel radiator.

Outside

The development is set within communal grounds which include pathways and flower beds. To the rear of the building there is a parking area with an allocated space for this apartment and numerous visitor bays.



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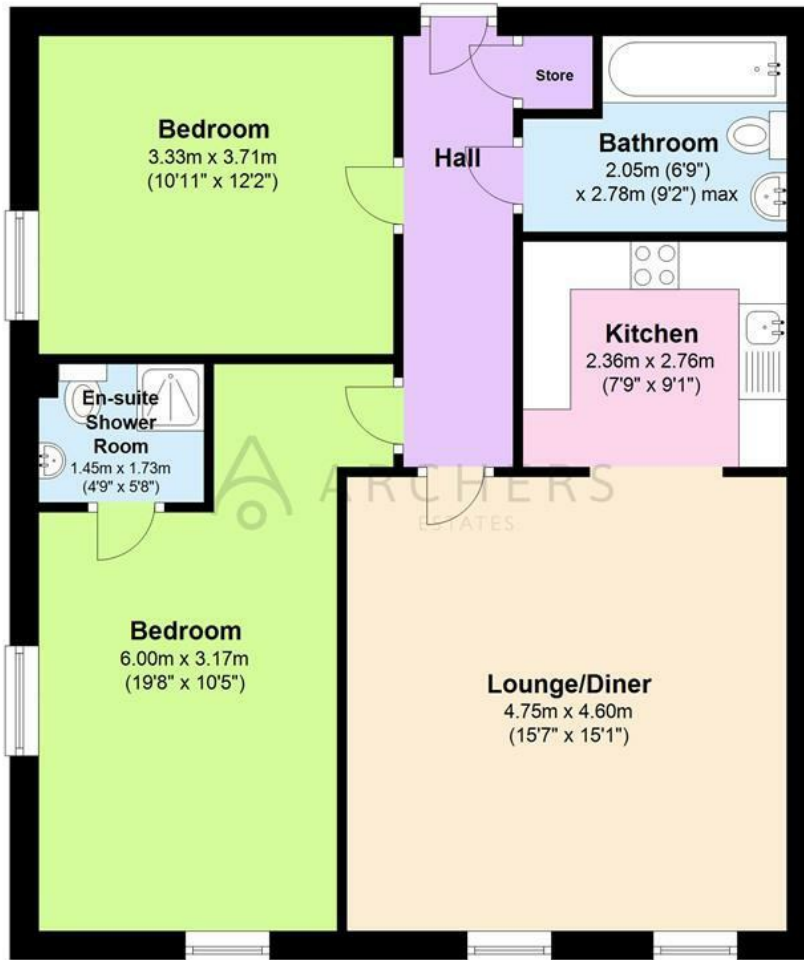
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Second Floor

Approx. 73.4 sq. metres (790.4 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 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.

11 Saint Francis Close, Sheffield



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	