

Flat 4, 92 Brookhouse Hill, Fulwood, Sheffield, S10 3TE  
£195,000



# Flat 4, 92 Brookhouse Hill, Fulwood, Sheffield, S10 3TE

£195,000

Council Tax Band: B

A modern styled, larger than average two double bedroom first floor apartment, which is located within this popular yet quiet development in the heart of Fulwood village. Handily located next door to a wealth of shops, cafes and amenities there are also regular bus routes giving easy access to the Universities, Hospitals and the City Centre. Perfect for first time buyers, landlords or downsizers, the property is well presented throughout and has recently been upgraded including newly fitted carpets and fresh decor. With double glazing (including recently installed glass) and gas central heating throughout, the property in brief comprises; Communal entrance lobby with staircase rising to the first floor and a further staircase descending to the parking area, an entrance hallway, good sized lounge, kitchen with modern fittings, two double bedrooms and a modern styled bathroom. Outside there is a gated driveway giving access to the covered parking bays (which have access to the building internally too) and a gorgeous communal lawn which is surrounded by tall trees and shrubs. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Leasehold - 220 years from 1970. Ground rent is £72 every 6 months. Service charge is £630 every 6 months. Council tax band B.

## Communal Entrance Lobby

Access to the building is gained through a front facing entrance door which leads to the communal lobby area. With a staircase descending to the parking area and rising to the first floor.

## Entrance Hallway

A wooden entrance door leads to the hallway which is wide and inviting and has laminate flooring, a radiator and a cupboard with space for the washing machine. Doors lead to all rooms in the apartment.

## Lounge

A bright and spacious lounge which has a large rear facing upvc double glazed window overlooking the communal gardens, a radiator, a newly fitted carpet and a serving hatch connecting the kitchen.

## Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a

stainless steel sink and draining board and an electric hob with an extractor above. With an integrated electric oven and space for appliances including a slimline dishwasher and fridge freezer to the pantry area. There is a rear facing upvc double glazed window overlooking the communal gardens, vinyl tiled flooring, a radiator and serving hatch connecting the lounge.

## Master Bedroom

The master bedroom is a spacious double sized room which has a front facing upvc double glazed window, two radiators and a newly fitted carpet.

## Bedroom Two

The second bedroom is another double sized room which has a side facing upvc double glazed window, radiator, a newly fitted carpet and large storage cupboard.

## Bathroom

Having a modern suite comprising of a p-shaped

panelled bath with shower over, a vanity wash basin and low flush wc. With a chrome towel radiator, vinyl flooring and an extractor fan.

## Outside

To the front of the building there are paths leading to the entrance doors and a small garden area. A communal drive leads down the side to a secure gate which gives access to the rear of the building, which has covered parking bays beneath and there is a large lawned communal garden with tall well manicured trees and shrubs surrounding.



## Floor Plan

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 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, Brookhouse Hill, SHEFFIELD**



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
 01142 683833  
 info@archersestates.co.uk  
 www.archersestates.co.uk

| 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                      | 78        |
| (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 |           |