

36a Tapton Crescent Road, Crosspool, Sheffield, S10 5DA
£195,000



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Council Tax Band: B

A modern and spacious two bedroom first floor apartment which is located on a quiet road close to a wealth of amenities! Perfect for professionals or landlords, the property enjoys bright and sizeable rooms, fantastic views across Sheffield and includes communal parking and a garage to the rear to name a few highlights. Situated close to shops, cafes and amenities in Broomhill and Crookes, the property is also within close proximity to the universities, hospitals and the city centre. With double glazing and electric heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the first floor, an entrance hallway with three storage cupboards, spacious living room with far reaching views, kitchen with modern fittings, two good sized bedrooms and a bathroom. Outside, the development is set within mature communal grounds which have lawns, shrubs, hedging and communal parking with an allocated garage ideal for additional storage. The property is available to the market with NO CHAIN INVOLVED and a viewing is highly recommended. Leasehold tenure, 800 year lease from 1970, service charge is £140pcm. Council tax band B.

Communal Entrance Lobby

Access to the property is gained through a front facing communal door which is accessed via an intercom system and leads to the communal lobby area, where there is a staircase rising to the upper floors.

Entrance Hallway

Entered via a wooden door, the spacious hallway has three useful storage cupboards, an electric wall mounted heater and doors to all rooms in the apartment.

Living Room

A bright and spacious living room which has ample space for living and dining areas. Having a front facing upvc double glazed window enjoying far reaching views across Sheffield, a side facing upvc double glazed window, a wall mounted electric fire and an electric heater. There is also a serving hatch connecting the room to the kitchen.

Kitchen

A modern styled kitchen which has fitted wall and base units with a laminated worksurface incorporating an electric hob with extractor above

and a stainless steel sink and drainer unit. There is an integrated electric oven and space for a fridge freezer and washing machine. With tiled splashbacks to the walls, vinyl flooring, side and rear facing upvc double glazed windows and a serving hatch to the living room.

Master Bedroom

A spacious double sized bedroom which has a rear facing upvc double glazed window, fitted wardrobes and a radiator. A door leads to the bathroom.

Bedroom Two

The second bedroom is a single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

A modern style bathroom which has a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed window. The bathroom also has a door connecting to the master bedroom.

Communal Gardens

The development is set within communal grounds which includes lawns, pathways and surrounding borders/shrubs. To the rear there is a communal parking area with garages.

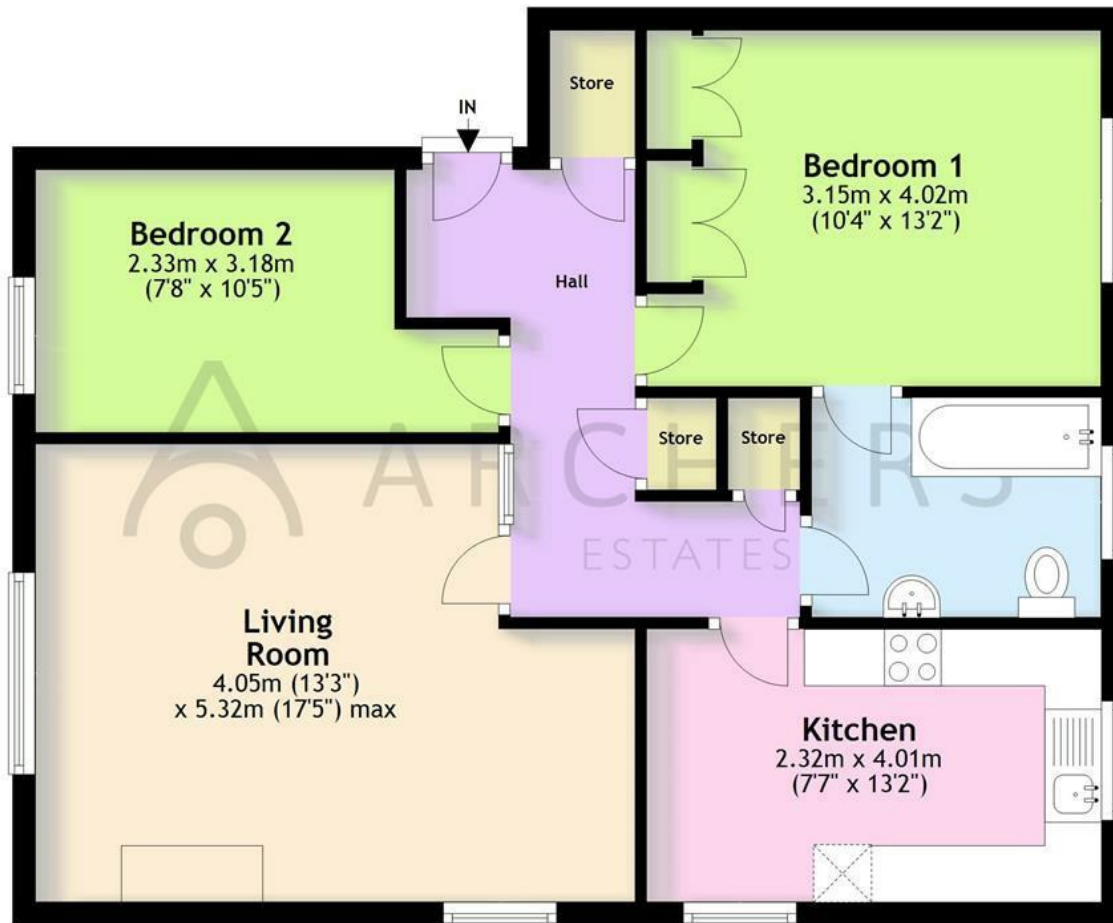
Garage

This property benefits from a garage which is ideal for storage and has an up and over door.



Floor Plan

Approx. 66.7 sq. metres (717.8 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	